

MINUTES
PLANNING COMMISSION
MONDAY, JUNE 27, 2016 – 7:30 PM
MUNICIPAL BUILDING, CONFERENCE ROOM "A"

Meeting called to order by Chairman Farrar at 7:30 P.M.

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL OF MEMBERS:

Present: Chairman Farrar, Secretary Hopper, Commissioners Bobcean, Beller, Bruce, Maul, Smith, and Smedley

Also present are Building Director Dishaw and Economic Development Director Hendley

Absent: Gritton

Motion by Bobcean to excuse absent members, supported by Bruce.

All present voting yes, motion carried unanimously.

3. APPROVAL OF MINUTES:

a. May 23rd, 2016

Motion by Bobcean to approve minutes as submitted, supported by Hopper.

All present voting yes, motion carried unanimously.

4. APPROVAL OF AGENDA:

Agenda item b- Special Land Use for proposed wedding chapel at 24930 Huron River Drive removed from agenda. Prospective property buyer has opted to not proceed with plans.

No motion is made to approve agenda.

5. CITIZENS TO BE HEARD:

None

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

- a. **Zoning Ordinance Amendment to Article 27.00** – Public hearing scheduled for the creation of standards for the regulation of projecting signs and Electronic Message Center (EMC) signs.

John Jackson of McKenna and Associates began with an overview of the proposed amendments to the ordinance.

It is proposed that EMC signs only be allowed in the C3 (General Commercial) district. The proposed size of these signs shall not exceed 80% of the total sign area as provided by the Ordinance. Only one (1) sign shall be permitted per parcel, and the display or message cannot change more frequently than once every twelve (12) seconds. It has also been proposed that the sign be turned off after business hours and brightness must be no greater than 2,000 nits from sunrise to sunset, and no greater than 125 nits from sunset until sunrise.

The proposed regulations for projecting signs are as follows: Projecting signs shall be limited to the downtown business district, signs shall be a minimum of 8' above sidewalk (from bottom edge of sign) and project no more than 48" from building, they cannot exceed 6 square feet in size, be considered visually interesting, and all mounting hardware must be decorative in nature.

All existing EMC signs will be considered 'legal non-conforming' and will be subject to any approved regulations regarding brightness, frequency of display, and manner of display.

Motion by Hopper to open public hearing, supported by Bobcean.

No public is present, therefore a motion is made by Bobcean to close the public hearing, supported by Farrar.

Commissioner Hopper suggests the inclusion of districts C1 (Neighborhood Shopping) and C2 (Central Business) in the Ordinance amendments. There is discussion of including all other zoned districts with stricter proposed regulations limiting brightness of display, size of signs, and shut off times. It is suggested by John Jackson that allowing signs in all other areas (particularly those zoned Residential) could be determined by building size.

Motion to table Zoning Ordinance Amendment proposal made by Bobcean, supported by Hopper.

All present voting yes, motion carried unanimously.

- b. **MSU Viaduct Corridor Study**- Economic Development Director Liz Hendley presented the Michigan State University project that began in February to reimagine the viaduct area on Telegraph and connecting the Downtown with the commercial corridor along Telegraph. Before and after images were presented of the viaduct. Also included as part of the North Telegraph corridor study were possible reuses of land for the Scheel's Concrete Plant (age in place housing), southern portion of the K-Mart plaza (modern office), a viable downtown look with buildings closer to the street along Telegraph just south of the viaduct, and pedestrian crossing options with colored concrete at Vreeland and Telegraph which could be incorporated into other intersections to make pedestrian safety a priority. It was also mentioned that this project may lead to possible funding through the Safe Routes to School Program. A final presentation will be made towards the end of summer and

the Planning Commission will be invited to attend. MSU is slated to provide possible funding sources for the project.

8. PLANNERS CORNER:

None

9. MEMBERS TO BE HEARD:

None

10. TABLED ITEMS:

None

11. INFORMATION \ CORRESPONDANCE:

None

12. ADJOURNMENT:

Motion by Hopper to adjourn meeting, supported by Bruce.

All present voting yes, motion carried unanimously

Meeting adjourned at 8:27 P.M.

TERRENCE FARRAR, CHAIRMAN

RODNEY HOPPER, SECRETARY

Carried: **Zoning Ordinance Amendment to Article 27.00**