



CITY OF GRAND LEDGE

Zoning Administrator

Ph: (517) 627-2149

Fax: (517) 627-9796

Established 1893

319 Taylor St.

Grand Ledge, MI 48837

sstachowiak@grand-ledge.com

NOTICE

The Grand Ledge Planning Commission will conduct its regular meeting on **Thursday, May 3, 2012 at 7:00 p.m.** The meeting will be held at Grand Ledge City Hall, 200 E. Jefferson St., Grand Ledge, MI.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Agenda
4. Approval of minutes of regular meeting held April 12, 2012
5. Notice of Agenda Item Conflicts
6. Business from the Floor

New Business

7. Zoning Ordinance Amendments - Child Care Centers in the CBD District
8. Zoning Ordinance Amendments - Off-Street Loading & Unloading
9. Zoning Ordinance Amendments - Signs
10. Zoning Ordinance Amendments – Waste Receptacles

Other Business

11. Review of Violation Report
12. Zoning Administrator's Report
13. Zoning Board of Appeals Representative's Report
14. Council Representative's Report
15. Mayor's Comments
16. Comments from Commissioners
17. Chairman's Report

MEMO

TO: Planning Commission

FROM: Susan Stachowiak
Zoning Administrator

DATE: April 25, 2012

RE: Ordinance Violations - April, 2012

Marjorie Hall 321 W. South Street	Violation of Ord. 138 Tall Grass/Weeds	Owner still has time to comply
Catherine McFee 321 E. South Street	Violation of Ord. 138 Tall Grass/Weeds	Owner still has time to comply
Cailee & Jeremy Sanchez 609 Liberty Street	Violation of Ord. 138 Tall Grass/Weeds	Owner still has time to comply
Jebb Tackett 115 E. Lincoln Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Concrete Development 327 N. Bridge Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Junk was removed by city
Fed. Nat'l Mortgage 124 E. Scott Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Junk was removed by City
James Baker 301 E. Lincoln Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Scott Bunce 825 Jenne Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Matt McGill 117 Edwards Street	Violation of Ord. 220-57 Junk Vehicles	Owner still has time to comply
Nikolay Badalyan 312 Lamson Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Lori Vaughan 519 E. Scott Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Roy & Mary Smith 134 Perry Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Junk was removed by city

April, 2012– Violation Report

Page 2

Glen Edwards 965 Booth Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Nick Miri 407 S. Clinton Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Michael Kwant 514 Jenne Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Larry Nelson 600 Jenne Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
David & Carol Kebler 1000 Willow Hwy.	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Comet Mini Storage LLC 950 W. Jefferson Street	Violation of Ord. 220-39 Illegal Outdoor Storage	Owner still has time to comply
Robert Sinto Corp. 225 Orchard Street	Violation of Ord. 220-68 Dilapidated Fence	Owner still has time to comply
David Meredith 109 E. Lincoln Street	Violation of Ord. 220-13 Illegal Home Occupation	Owner has contacted me and the operations are expected to be relocated to the H&G Steel property in June

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, April 12, 2012

Chairman Mike Stevens called the meeting to order at 7:00 p.m.

Attendance: Mike Stevens, Bob Doty, Bill Kane, Ann Lawrence, Steve Baribeau, Todd Gute and Jamie Malecki. Absent: Ron Graber and Steve Willobee. Also present: Zoning Administrator, Sue Stachowiak.

Pledge of Allegiance – Steve Baribeau led those present in the pledge of allegiance.

Approval of the Agenda - Mr. Doty made a motion to approve the agenda with the addition of “City Hall Update” and “MDOT Update” under New Business. Mr. Baribeau seconded the motion. Motion carried 7 - 0.

Approval of the Minutes – Ms. Lawrence made a motion to approve the minutes as written. Mr. Gute seconded the motion. Motion carried 7 - 0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

NEW BUSINESS

Site Plan Review – Medical Office Building – Ledges Commerce Park

Ms. Stachowiak stated that the site plan is for a single story, 34,087 square foot, medical office building to be developed in 2 phases. Phase 1 involves the construction of a 24,247 square foot building and 103 parking spaces. Phase 2 involves a 9,840 square foot building connected on the west end of the phase 1 building and the construction of 54 parking additional spaces. The site is located on the north side of Charlevoix Drive between the existing office building at 1005 Charlevoix and the Ledges Commerce Park stormwater detention basin. Ms. Stachowiak stated that the site plan is completely in order and she is recommending that it be approved with the standard conditions regarding compliance with the applicable items contained in the City Engineer, Public Service Director and Fire Department’s letters.

Tom Reader, Bergmann Associates, stated that the goal is to have the building occupied by the end of the year. He said that it will essentially be two medical facilities under one roof and he understands that they will have to come back for approval for Phase two. At this time, they are requesting approval for Phase one.

Dr. David Smith stated that this project involved working with two competing hospitals to develop what will become the medical center of the future. He said that there will be a strong focus on privacy and preventative medicine and the building will be designed around this medical plan.

Planning Commission Minutes

April 12, 2012

Page 2

Mr. Kane stated that the applicant should consider a pedestrian entrance to the trash enclosure so that the gates do not have to be opened every time it is used. He also said that there are some very large maple trees on the site including one on the west side that looks like it could easily be preserved with just a minor adjustment to the site plan. Mr. Kane said that another one of the maple trees looks like it could be saved by relocating the handicap parking.

Mr. Stevens said that the Commission has worked with many developers in Ledges Commerce Park to save trees. He said that unfortunately they are not always preserved in a manner that allows the trees to thrive and then they end up dying in a year or two.

Rick Hoekstra, stated that he has a degree in forestry. He said that one of the trees in covered in poison ivy. He said that the other two trees on the west side could be saved but they will need enough land around them to keep them healthy. Mr. Hoekstra said that he will design the site to save the trees and will do everything to he can to make them survive.

Mr. Stevens said that by saving two of the existing trees, they have the option of reducing the number of new trees that are required.

Mr. Reader said that they do not intend to reduce the number of new trees.

Mr. Hoekstra said that he reviewed the City ordinance and it is not a good idea to have a monoculture of trees because they do better in an environment where there is a variety of trees.

Mr. Gute asked about the spillway to the detention basin.

Paul Furtaw, Bergmann Associates, stated that it is a component of low impact design.

Ms. Stachowiak stated that the spillway was recommended by Greg Minshall who did the design review of the detention basin on behalf of the city.,

Mr. Baribeau asked about the buffering north of the building.

Mr. Stevens said that there is a 6 foot high, solid wood fence along the entire north border of Ledges Commerce Park.

Mr. Doty stated that the applicant has agreed to install a bike rack even though it is currently not required.

Mr. Doty made a motion, seconded by Mr. Kane to approve the site plan prepared by Bergmann Associates, dated March 1, 2012, for a 34,087 square foot, medical office building on Units 4 & 4G of Ledges Commerce Park, subject to compliance with the applicable items contained in the staff report, the City Engineer's letter dated March 29, 2012, the Public Service Director's letter dated April 2, 2012, the Grand Ledge Area Fire Department's letter dated March 8, 2012 and the following:

Planning Commission Minutes

April 12, 2012

Page 3

1. **The two maple trees on the west side of the site are preserved,**
2. **One bicycle rack is installed on the site, and**
3. **The dumpster enclosure includes a pedestrian entrance.**

On a voice vote (7-0), the motion carried.

Zoning Ordinance Amendments – Child Care Centers in the CBD District

Ms. Stachowiak stated that this matter was referred to the DDA and the response was that they are not opposed to the idea but would like to have continued input into the drafting of any ordinance language that would allow child care centers in the CBD. She said that she has provided some draft ordinance language for discussion and also included information on the Koroniotis property since that site was mentioned as a possible location for a child center.

Mr. Stevens said that allowing a child care center on the Koroniotis could hamper the city's ability to construct a parking lot in the area.

Chuck Pantera, stated that he would hope the city would not prevent child care centers in the CBD district just to keep land available for a future city parking lot. He said that he needs to know if child care centers are going to be permitted so he knows if he should be the Koroniotis building. Mr. Pantera stated that we have some responsibility to the community to provide locations for day care and the Koroniotis property seems like a good location.

Mr. Doty stated that he does not have a problem with what Mr. Pantera is proposing.

Mr. Gute stated that he does not see a problem with it either since we want to bring people into the downtown. He said that the sound of children playing is nice and having child care centers in the downtown seems more appropriate than having them in residential neighborhoods.

Mr. Baribeau said that he agrees that this is something the Commission should consider.

Mr. Kane stated that the Commission should develop some language to discuss with the DDA. He suggested incorporating language that is currently used for child care centers in other zoning districts.

Mr. Stevens suggested inviting the DDA to the next Planning Commission meeting.

Mr. Gute suggesting including language regarding pick-up and drop-off space.

Mr. Doty stated that the Chief of Police and Fire Chief should be consulted to see if they have any concerns.

Ms. Stachowiak stated that she will develop ordinance language for the Commission's review.

Zoning Ordinance Amendments – Off-Street Loading & Unloading

Ms. Stachowiak stated she made the changes discussed at the last meeting. She said that the consensus at the last meeting was that businesses that need loading and unloading space, such as Meijer, provide it because it is needed, not because it is required. Therefore, it was decided that we should have standards for loading and unloading space so that when it is needed, it is done properly but that we would not require a certain number of spaces.

Ms. Stachowiak stated that she has received noise complaints from some of the residents that live right behind the businesses on M-43 about deliveries occurring very early in the morning. She said that she included language in the ordinance to restrict delivery times to the hours between 6:30 a.m. and 10:30 p.m.

Mr. Baribeau stated that the restriction on hours should not apply to industrial businesses.

Mr. Kane stated that deliveries on Bridge Street sometimes block traffic because the trucks park right on the street.

Mr. Stevens said that the restriction on hours should only apply when the business adjoins a residential area.

Ms. Stachowiak stated that she would make the necessary changes and bring a revised document back to the Commission at the next meeting.

Zoning Ordinance Amendments – Signs

Ms. Stachowiak reviewed the proposed changes to the sign regulations:

1. Added a definition of “electronic sign”
2. The Commission agreed that the word “perpendicular” needs to be added to the definition of projecting sign if “swinging sign” is to be deleted from the ordinance.
3. Deleted the definition of “swinging sign”
4. Deleted “projecting sign” from the list of prohibited signs
5. Added the word “permitted” on line 2 of paragraph (1) under General Provisions
6. Delete the word “swinging” and replace with “projecting” on line 1 of paragraph (2) under General Provisions
7. Provide regulations for electronic signs – the Commission agreed that the duration time between messages should be 6 seconds since this is the industry standard for billboards
8. Allow billboards in the “I-1” Light Industrial District – the Commission decided to leave this as is and not allow billboard in the “I-1” district
9. Allow temporary signs for 15 days twice in a calendar year rather than 10 days
10. Add “business within a” to line 4 of paragraph (9) on page 4

11. Add "in residential districts" and "and are subject to Section 220-71, Corner Clearance" to paragraph (1) under General Exceptions. Change setback from 15 feet to 5 feet under this same paragraph.
12. Add "in nonresidential districts" and "road right-of-way or property line, and are subject to Section 220-71, Corner Clearance" to paragraph (2) under General Exceptions. Change size from 15 to 32 square feet, change setback from 25 feet to 10 feet and delete "nearest edge of existing pavement" under this same paragraph
13. Change duration from 21 to 30 days and size from 10 to 32 square feet in paragraph (3) under General Exceptions.
14. Change size from 2 to 4 square feet for on-site directional signs, paragraph (7), General Exceptions.
15. Delete paragraph (4) under Administration and Enforcement
16. Delete "City administration or DDA" and add "Zoning Administrator" to paragraph (6) under Administration and Enforcement
17. Delete "if found to comply with this chapter, the sign shall be issued a certificate of compliance" and replace with "for compliance with the applicable provisions of the Building Code, this ordinance, and the approved sign permit application." in paragraph (1) under Compliance Certificate Required
18. Delete paragraph (2) under Compliance Certificate Required
19. Delete paragraph (2) under CBD, Central Business District and replace with new language allowing one 32 square foot wall sign for each ground floor business in the CBD district, on each wall with road frontage.
20. Add a new paragraph allowing each business without ground floor frontage to have one 8 square foot wall sign in the CBD district.
21. Change "swinging" to "projecting", 12 square feet to 16 square feet and 4 foot projection to 4.5 foot projection in paragraph (3) under CBD district.
22. Delete paragraph (5) and add a new paragraph allowing temporary banner signs in the CBD district.
23. Delete paragraph (7) under CBD district.
24. Provide standards for allowing ground sign in the CBD district. The Commission decided to restrict the height to 5 feet, the size to 25 square feet, and require a 5 foot setback.
25. Delete paragraph (6)(m) under CBD district.
26. Change the setback from 20 to 10 in paragraph (2) under I-1 and I-2 Industrial Districts.
27. Delete paragraphs (2) and (4) under Nonconforming signs.

Ms. Stachowiak stated that she will make the necessary changes and provide a revised ordinance to the Commission for review at the next meeting.

Mr. Doty pointed out that several of the sections need to be renumbered as a result of the changes.

City Hall Update

Mr. Doty stated that the Council is still pursuing the possible purchase of Greenwood School.

Mr. Gute stated that there has been some discussion about the city and school district sharing space in the building.

MDOT Update

Mr. Doty stated that MDOT is going to be holding a public meeting on April 25th regarding the M-100 reconstruction project. He also said that the City Council discussed installing the conduits for future street lights along Jefferson Street as part of the project.

OTHER BUSINESS

Review of Violation Report

Ms. Stachowiak stated that she and Mr. Doty have had conversations with Mark Dayrell of Pro-MEC regarding moving their operations to the H&G Steel property and it looks like the move may occur soon. This would get the business operations completely out of 109 E. Lincoln Street.

Zoning Administrator's Report - None

Zoning Board of Appeals Representative's Report - None

Council Representative's Report - None

Mayor's Comments - None

Comments from Commissioners

Mr. Baribeau said that the I-96 and M-100 intersection is dangerous with the traffic light gone.

Chairman's Report

Mr. Stevens stated that he and Mr. Doty met with the Mayor, Jon Bayless, Ameer King and Keith Mulder a couple weeks ago and the consensus was to create a stand alone ordinance, separate from the Zoning Ordinance, to deal with all aspects of keeping animals in the City.

Mr. Doty made a motion, seconded by Mr. Baribeau to have Ms. Stachowiak send a letter to the Council on behalf of the Planning Commission recommending that the City consider adopting an "animal" ordinance that would be separate from the Zoning Ordinance and to further suggest that the Council form a committee comprised of members from the

Commission, Council, staff and possibly members of other city boards as well to study and develop such an ordinance. On a voice vote (7-0), the motion carried unanimously.

Adjournment

Ms. Lawrence made a motion, seconded by Ms. Malecki to adjourn the meeting at 9:30 p.m. Motion carried 7 - 0.

Submitted By:

Susan Stachowiak
Zoning Administrator

Ann Lawrence, Secretary
Planning Commissioner

Amend Section 220-36. Uses permitted subject to special conditions to include the following:

F. State-licensed child care facilities, when the following conditions are met:

- (1) The outdoor play space shall have a total minimum area of not less than 1,200 square feet for up to six children.
- (2) There shall be provided and maintained an additional area of 100 square feet of outdoor play space for each child licensed in the facility in excess of six.
- (3) All play areas shall be enclosed by a fence, at least five feet in height.
- (4) Play areas shall be screened from view of any street or adjacent residential property with a fence, wall, landscaping or some combination thereof.
- (5) Off-street loading space shall be provided for children entering or leaving the facility.

§ 220-59. Off-street loading and unloading.

~~On the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated streets or alleys. Such space shall be provided as follows. WHERE OFF-STREET LOADING AND UNLOADING SPACES ARE PROVIDED, THE FOLLOWING REQUIREMENTS SHALL APPLY:~~

- ~~A. Unless otherwise indicated, all spaces shall be laid out in the HAVE dimensions of at least 10 feet by 50 feet, with a clearance of at least 14 feet in height.~~
- ~~B. Loading space may be enclosed.~~
- ~~C. A. Loading dock approaches shall be provided with a pavement having an asphaltic or cement binder so as to provide a permanent durable and dustless surface.~~
- ~~D. B. Access to a loading space shall be provided directly from a public street or alley and such space shall be so arranged as to provide sufficient off-street maneuvering space as well as adequate ingress to and from a street or alley.~~
- ~~E. C. Unless otherwise indicated, EXCEPT IN INDUSTRIALLY ZONED DISTRICTS, loading space is permitted in a rear yard only. In exceptional instances, IN ALL NONINDUSTRIALLY ZONED DISTRICTS, loading space may be permitted in a FRONT OR side yard with approval of the Planning Commission, provided that such location is necessitated by the site conditions, the side yard is not a street yard and provided that the area is screened from view from any public street.~~
- ~~F. D. Loading space shall be distinct from and shall not interfere with parking aisles or spaces.~~
- ~~G. E. The Planning Commission may waive or modify loading requirements where unusual circumstances exist.~~
- ~~F. LOADING SPACES SHALL NOT BE INCLUDED IN CALCULATIONS FOR OFF-STREET PARKING SPACE REQUIREMENTS.~~
- ~~G. ON PARCELS OF LAND ADJACENT TO RESIDENTIAL USES, LOADING AND UNLOADING SHALL ONLY OCCUR BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.~~
- ~~H. Within an OS, CBD or B-1 District, off street loading and unloading shall be provided according to the following provisions:
 - ~~(1) For office buildings of less than 20,000 square feet in gross floor area, at least one loading space with minimum dimensions of nine feet by 20 feet, separate from off street parking, shall be provided and may be located in any yard.~~~~

- ~~(2) For office buildings greater than 20,000 square feet loading shall be provided at the ratio of one space for each 40,000 square feet above 20,000 square feet.~~
- ~~(3) For commercial uses, loading shall be provided at the ratio of 10 square feet per front foot of building.~~
- ~~(4) For automobile service stations required loading space may be located in any yard.~~
- ~~(5) Where a public alley exists or is provided at the rear of buildings, the loading requirements may be computed from the center of said alley.~~

I. ~~All spaces in an I-1 or I-2 District shall be provided in the following ratio of spaces to usable floor area:~~

- ~~(1) For uses with a gross floor area of less than 20,000 square feet, one loading space shall be provided.~~
- ~~(2) For uses with a gross floor area from 20,000 to 100,000 square feet, one loading space shall be provided plus one space for each additional 50,000 square feet.~~
- ~~(3) For uses with a gross floor area from 100,000 to 500,000 square feet, three loading spaces shall be provided plus one space for each 50,000 square feet in excess of 100,000 square feet.~~

J. ~~Unless otherwise provided, within any zoning district, loading space shall be provided for uses other than single family or multiple family dwellings as follows:~~

- ~~(1) Funeral homes and mortuaries shall provide one loading space for each 5,000 square feet of gross floor area plus one space for each additional 10,000 square feet.~~
- ~~(2) For hospitals and similar uses of less than 10,000 square feet in gross floor area, at least one loading space with minimum dimensions of nine feet by 20 feet, separate from off street parking, shall be provided and may be located in any yard.~~
- ~~(3) For hospitals and similar uses with a gross floor area of 10,000 square feet or greater, one loading space shall be provided plus one space for each 50,000 square feet in excess of 10,000 square feet.~~
- ~~(4) For all other uses, one space shall be provided per building or use. The Planning Commission shall determine the appropriate size of such space.~~

§ 220-78. Signs.

The purpose of this section is to permit and regulate outdoor signs of all types in all zoning districts. The regulation of outdoor signs is intended to enhance the physical appearance of Grand Ledge, to preserve scenic and natural beauty and to create a climate that is attractive to business. It is further intended by the provisions of this chapter to improve traffic safety by avoiding sign distractions and the "canceling out" effect of conflicting overlapping signs.

A. Definitions. For the purpose of this section, the following definitions shall apply:

ACCESSORY SIGN A sign which pertains to the principal use of the premises.

BUSINESS CENTER Any group of two or more commercial establishments having not less than 100 feet of frontage on a major street and which are under one common ownership or management, have a common arrangement for the maintenance of the grounds and are connected by party walls, partitions, covered canopies or other structural members to form one continuous structure; or share a common parking area.

ELECTRONIC SIGN ANY SIGN, OR PORTION OF A SIGN, THAT DISPLAYS AN ELECTRONIC IMAGE OR VIDEO, WHICH MAY OR MAY NOT INCLUDE TEXT, WHERE THE RATE OF CHANGE IS ELECTRONICALLY PROGRAMMED AND CAN BE MODIFIED BY ELECTRONIC PROCESSES. THIS DEFINITION INCLUDES TELEVISION SCREENS, PLASMA SCREENS, DIGITAL SCREENS, LED SCREENS, VIDEO BOARDS, HOLOGRAPHIC DISPLAYS, AND OTHER SIMILAR MEDIA.

EXTERIOR BUILDING ENTRANCE Includes only those available for use by customers or patrons and does not include service or employee entrances.

FESTOON SIGN A sign where incandescent light bulbs, banners or pennants or other such features are hung or strung overhead and are not an integral physical part of the building or structure they are intended to serve.

FLASHING, ANIMATED OR MOVING SIGN A sign that intermittently reflects lights from either an artificial source or from the sun or sign which has movement of any illumination such as intermittent, flashing, scintillating or varying intensity or a sign that has any visible portion in motion, either constantly or at intervals, which motion may be caused by either artificial or natural sources.

GROUND SIGN A sign not attached to any building and supported by uprights or braces or some object on the ground and is a type of freestanding sign.

HEIGHT The "height of a sign" is the distance from the ground to the highest point of the sign, including the sign frame.

INFLATABLE SIGN A sign that is either expanded to its full dimension or supported by gases contained within the sign or sign parts at a pressure greater than atmospheric pressure.

MAXIMUM SIZE OF SIGN The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or color forming an integral part of the display, excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than three feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

NAMEPLATE An accessory sign stating the name or street number of a person, firm, building or institution of a certain permitted use.

NATURAL MATERIALS Includes, but are not limited to, wood, stone and brick. Substances specifically excluded from this definition are plywood, pressed board, drywall, concrete block, poured concrete, wood or metal paneling, sheet metal, or any substances synthetically created in a manufacturing process.

NONACCESSORY SIGN A sign which does not pertain to the principal use of the premises.

PAINTED WALL SIGN A sign painted directly on any exterior building wall or door surface, exclusive of window and door glass areas on any outside wall or roof or on glass of any building.

POLITICAL SIGN A sign relating to the election of a person to public office or relating to a political party or relating to a matter to be voted upon at an election called by a public body.

PORTABLE SIGN A sign and sign structure which is designed to facilitate the movement of the sign from one zoning lot to another. The sign may or may not have wheels, changeable lettering and/or hitches for towing. A sign shall be portable only if such sign is manifestly designed to facilitate its movement from one zoning lot to another.

PROJECTING SIGN ~~A sign attached to a building or other structure and~~ AFFIXED TO A BUILDING OR WALL AND extending in whole or in part more than 12 inches beyond the surface OF AND MOUNTED PERPENDICULAR OR AT AN ANGLE TO THE ~~of the portion~~ FACE OF SUCH BUILDING OR WALL ~~the building line or extending over public property.~~

REAL ESTATE DEVELOPMENT SIGN A sign placed on the premises of a subdivision or other real estate development to indicate a proposed start or to inform relative to availability.

REAL ESTATE SIGN A sign placed upon a property advertising that particular property for sale, rent or lease.

SIGN The use of any words, numerals, figures, devices, designs or trademarks by which anything is made known such as to show an individual firm, profession, business, product or message and which are visible to the general public.

SNIFE SIGN A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or to other objects and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.

~~**SWINGING SIGN** A sign installed on an arm, mast, spar or building overhang that is not rigidly attached to such arm, mast, spar or building overhang.~~

TEMPORARY SIGN A sign with or without letters and numerals, such as window signs in business and industrial districts, of lightweight cardboard, cloth, plastic or paper materials and intended to be displayed for special events, sales and notices.

VEHICLE BUSINESS SIGN A vehicle upon which a sign is painted or attached and is parked or placed upon the owner's premises primarily for advertising purposes.

WALL SIGN A sign erected or fastened to the wall of a building with the exposed face of the sign in a plane approximately parallel to the plane of such wall and not extending more than 12 inches beyond the surface of the portion of the building wall on which erected or fastened.

B. Signs not permitted. The following signs shall not be permitted in any use district:

- (1) Festoon sign.
- (2) Flashing, animated or moving sign.
- ~~(3) Projecting sign.~~
- (4 3) Snipe sign.
- ~~(5 4) Vehicle business sign.~~
- (6 5) Roof-mounted signs.
- (7 6) Portable signs.
- (8 7) Temporary signs unless otherwise provided by this chapter.

C. General provisions. The following conditions shall apply to all signs erected or located in any use district:

- (1) Except for signs erected by the City of Grand Ledge, Eaton County, state or federal governments, and PERMITTED signs located in the CBD District, no sign shall be located in, project into, or overhang a public right-of-way or dedicated public easement.
- (2) Except for permitted ~~swinging~~ PROJECTING signs, signs mounted on a building shall not project beyond or overhang the wall by more than 12 inches.

- (3) Signs shall not project above the cornice, wall facade, parapet or eave of the building to which it is affixed.
- (4) Signs shall be permitted in any required yard, and for the purposes of determining required height and required front setbacks, signs shall be exempt from the Schedule of Regulations *Editor's Note: See Art. XVI, Schedule of Regulations.* and the standards provided in this section shall apply.
- (5) No sign shall be erected which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.
- (6) ELECTRONIC MESSAGE BOARDS SHALL BE PERMITTED IN ALL NONRESIDENTIAL ZONING DISTRICTS. SUCH SIGNS SHALL HAVE AUTOMATIC DIMMING CAPABILITIES THAT ADJUST THE BRIGHTNESS TO THE AMBIENT LIGHT AT ALL TIMES OF DAY AND NIGHT. THE COPY OR MESSAGE OF AN ELECTRONIC MESSAGE CENTER MUST BE STATIC FOR A MINIMUM DURATION OF SIX (6) SECONDS. VIDEO ANIMATION AND PHASING, ROLLING, SCROLLING, FLASHING, BLENDING, AND OTHER TRANSITIONS TO MESSAGES ARE PROHIBITED.
- (6 7) Accessory signs shall be permitted in any use district.
- (7 8) Nonaccessory signs shall be permitted only in the I-2 Heavy Industrial Districts, except as otherwise provided by this chapter.
- (8 9) Temporary signs are allowed in any district with approval and issuance of a permit by the Zoning Administrator. Such signs shall be allowed for a period not to exceed 15 days twice in any one calendar year for any single use. For the purposes of this section, a BUSINESS WITHIN A shopping center or other collective grouping of buildings on a single parcel shall have the same rights as an individual use.

D. General exceptions. The following signs shall not require a permit:

- (1) IN RESIDENTIAL DISTRICTS, real estate signs advertising premises for sale, rent or lease, when not more than six square feet in area and not more than 42 inches in height for a single dwelling or building or vacant land. Such signs shall be placed at least 5 feet from a road right-of-way or property line, AND ARE SUBJECT TO § 220-71, CORNER CLEARANCE.
- (2) Real estate signs in ~~commercial areas~~ NONRESIDENTIAL DISTRICTS providing that such sign shall not exceed 32 square feet in surface display area per face, nor exceed 10 feet in height, and, if they are freestanding, shall be set back at least 10 feet from the ~~nearest edge of existing PAVEMENT ROAD~~ RIGHT-OF-WAY OR PROPERTY LINE, AND ARE SUBJECT TO § 220-71, CORNER CLEARANCE.

- (3) Seasonal decorations and community event signs which advertise public entertainment or events of public interest. These signs shall remain in place for not more than ~~21~~ 30 days before and seven days after the event and may not exceed ~~10~~ 32 square feet in area.
- (4) A real estate sign for the purpose of direction shall not exceed six square feet in area per sign face. Such signs may be located off premises only from 9:00 a.m. to 9:00 p.m. on the day of the open house and only for three consecutive days and for three days each week. Such sign shall not have a height exceeding 42 inches and are subject to § 220-71, Corner clearance.
 - (a) Permission to locate subject sign shall be obtained from the owner or occupant of property on which the sign is located. Failure to comply with this condition shall be cause for immediate removal of said sign.
- (5) Signs erected by the City of Grand Ledge, Eaton County, state or federal governments, for street direction or traffic control.
- (6) Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants or premises, or other identification of premises.
- (7) Accessory on-site directional signs of not more than ~~two~~ FOUR square feet each.
- (8) Political signs not exceeding six square feet in surface display area per sign face and not exceeding 3 1/2 feet in height, provided that such signs are removed within 10 days after the election for which they were erected and provided further that no such sign shall be displayed within the public right-of-way or on other public lands.
- (9) Flags, not more than three per zoning lot and not more than four feet by six feet.
- (10) Legal notices, identification, or informational signs erected or required by governmental bodies.
- (11) Signs or markers obtained from a state or federal agency identifying the premises as having been designated a state historical site or listed in the National Register of Historic Places.
- (12) Signs advertising garage sales, yard sales, etc.: refer to Chapter 113, Garage Sales.

E. Administration and enforcement.

- (1) It shall be unlawful for any person to erect, reerect, alter or relocate any sign unless a permit shall have been first obtained from the Zoning Administrator, except as otherwise provided in this chapter.

- (2) Application for sign permits shall be made to the Zoning Administrator upon forms supplied by the City.
- (3) The Zoning Administrator will review the sign for conformance to zoning standards and will transmit one copy of the application to the Building Inspector for review. The Building Inspector shall review the sign to assure conformance with City Building Codes *Editor's Note: See Ch. 66, Building Construction.* and general structural soundness. The Zoning Administrator shall not approve a sign permit without receiving a favorable review from the Building Inspector.
- (4) The Zoning Administrator has the authority to approve or deny all sign applications in all zoning districts.
- (5) ~~Application for sign permits for property located within the CBD Zoning District shall be reviewed by the Downtown Development Authority (DDA) who will make recommendations to the Zoning Administrator prior to approval.~~
- (6 5) Applicants have the right to appeal any decision of the ~~City administration or~~ DDA ZONING ADMINISTRATOR to the Zoning Board of Appeals in conformance with Article XXII, Zoning Board of Appeals.
- (7 6) A fee schedule shall be set by the City Council which shall be collected with each application for a sign permit.
- (8 7) In all instances, the Zoning Administrator may require review by the Planning Commission.

F. Compliance certificate required.

- (1) All signs shall be inspected at original installation FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE BUILDING CODE, THIS ORDINANCE, AND THE APPROVED SIGN PERMIT APPLICATION; ~~if found to comply with this chapter, the sign shall be issued a certificate of compliance.~~
- (2) ~~The Building Inspector shall cause existing signs to be inspected biannually, and more frequently if deemed necessary, to determine continuation of compliance with the provisions of this chapter.~~
- (3 2) Should any sign be found unsafe, insecure, improperly constructed or not in accordance with the requirements of this chapter, the erector and/or owner shall be required to make the sign safe, secure and otherwise in compliance with the requirements of this chapter with 30 days' notice. All signs for which a permit is required and all supports therefore shall be kept in compliance with the plans and specifications filed and approved for issuance of the sign permit and shall be kept and maintained in a safe condition.

- (4-3) Existing signs determined to be unsafe and an immediate hazard to health or safety shall be removed or repaired at the owner's expense within 48 hours of notification.

G. R-LD, R-MD, R-HD, R-PC, MH and AG Districts:

- (1) One nonilluminated nameplate sign announcing a home occupation or professional service not to exceed three square feet in area mounted flat against the wall of the principal building.

[Amended 3-27-2000 by Ord. No. 454]

- (2) One ground sign identifying a subdivision or multiple housing development, nursing home, convalescent center or adult foster care congregate facility. Such signs shall not exceed 32 square feet and shall be placed no closer to any future road right-of-way than 10 feet. No sign shall exceed a height of ~~six~~ EIGHT feet.

[Amended 3-27-2000 by Ord. No. 454]

- (3) One temporary sign for a new residential development, advertising the sale or lease of lots, buildings or units within said development. Such sign shall not exceed 32 square feet in area nor ~~six~~ EIGHT feet in height and shall be placed no closer to any future road right-of-way than ~~20~~ 10 feet. Such signs shall be allowed on a temporary basis for a period not to exceed two years. However, the Planning Commission shall have authority to grant authorizations to continue such a sign for a reasonable period thereafter, upon a showing that a substantial number of lots, buildings or units remain vacant.
- (4) Nonresidential uses permitted in the district such as hospitals, churches and schools shall be allowed one sign, not exceeding 32 square feet in area nor ~~six~~ EIGHT feet in height and which shall be placed no closer to any future right-of-way line than ~~20~~ 10 feet. In addition, such uses shall be allowed one nonilluminated sign not to exceed 50 square feet and mounted flat against the wall of the principal building.
- (5) All signs shall be constructed of natural materials as defined by this chapter or cast metals.

H. OS, Office Service District:

- (1) One nameplate sign for each exterior building entrance shall be permitted. Such sign shall not exceed six square feet in area.
- (2) One ground sign for each zoning lot. Such sign shall have a maximum area of ~~20-~~ 40 square feet, a maximum height six feet and a minimum setback of ~~20~~ 10 feet from the future road right-of-way. Additional signs may be permitted when the following conditions exist:

- (a) Two signs may be permitted on a corner lot that has at least 100 feet of frontage on each of two thoroughfares, provided that only one sign is oriented toward each thoroughfare.
- (b) Two such signs may be permitted where the zoning lot, not a corner lot, has frontage on two major thoroughfares and has vehicular access via both such thoroughfares, provided that only one sign is oriented toward each thoroughfare.
- (3) All signs shall be constructed of natural materials as defined by this chapter or cast metals.

I. CBD, Central Business District:

- (1) One nameplate sign for each exterior building entrance shall be permitted. Such sign shall not exceed three square feet in area.
- (2) ~~One wall sign per building. Such sign shall not exceed 30 square feet in area.~~ EACH BUSINESS ESTABLISHMENT SHALL BE PERMITTED ONE 30 32 SQUARE FOOT WALL SIGN ON EACH BUILDING FACADE WITH ROAD FRONTAGE.
- (3) One double-faced ~~swinging~~ PROJECTING sign per building entrance shall be permitted. Such sign shall not exceed ~~12~~ 16 square feet in area per face. The innermost edge of the overhanging sign shall not be more than one foot away from the wall of the building and the outermost edge of said sign shall not project more than four feet SIX INCHES away from the wall of the building. The bottom edge of an overhanging sign shall be eight feet above the ground or sidewalk, or 15 feet if overhanging an alley.
- (4) ONE GROUND SIGN FOR EACH ZONING LOT. SUCH SIGN SHALL HAVE A MAXIMUM AREA OF 25 SQUARE FEET, A MAXIMUM HEIGHT 5 FEET AND A MINIMUM SETBACK OF 5 FEET FROM THE ROAD RIGHT-OF-WAY LINE.
- (4-5) All signs shall be constructed of natural materials as defined by this chapter or cast metals.
- (5 6) EACH BUSINESS IN THE CENTRAL BUSINESS DISTRICT IS PERMITTED TO HAVE ONE TEMPORARY BANNER SIGN, UP TO 32 SQUARE FEET IN AREA, MOUNTED FLAT AGAINST THE WALL OF THE BUILDING, FOR UP TO 30 DAYS IN A CALENDAR YEAR. ~~No temporary sign made of paper, cardboard, canvas or similar material will be permitted on the exterior walls. Such signs are permitted to be mounted on the insides of glass storefront windows; however, such signs shall not cover more than 25% of the total window area.~~
- (6 7) One sandwich sign per store front subject to the following restrictions:

[Amended 4-27-1998 by Ord. No. 442-98.1]

- (a) To ensure that the provisions of this section have been met, a "sandwich sign" permit shall be obtained by any proprietor desirous of placing such a sign within the CBD District. A "sandwich sign" permit application shall be filed with the City Zoning Administrator, and an application fee, in an amount to be determined from time to time by resolution of the City Council, shall be paid. A schematic sketch of the proposed sign, including the proposed dimensions, colors, and materials of the sign shall be included with the application.
- (b) No sidewalk less than eight feet wide shall be permitted to have a sandwich sign.
- (c) The sign shall not create a pedestrian obstruction. The sign shall be located adjacent to the curb, within the "brick paver" section of the sidewalk where present. If "brick pavers" are not present, the sign shall be located within four feet of the curb, as measured on a parallel line to the curb. On corner lots, no sign shall be placed within the crosswalk area. No sign shall be placed in a manner that would impair site distance for the safe operation of a vehicle.
- (d) No anchor or tie-down device may be employed with the sign.
- (e) The sign shall be placed directly on the sidewalk, and may not be placed on a bench, chair, platform or other device to raise the height of the sign.
- (f) During the winter months, the sign area must be cleared of snow to allow the sign to be placed directly on the sidewalk and not on mounds of snow.
- (g) The signs must be associated with and in front of the establishment using the sign.
- (h) Total sign face area not to exceed six square feet per side, with an overall width not to exceed two feet and with overall height not to exceed four feet except for a personal business sign or symbol of the business attached to the insert at the top of the sandwich sign. This insert may not exceed 16 inches high or the width of the sandwich sign.
- (i) The sign frame shall be painted or stained, The frame color must be compatible to the street furniture or lighting fixtures and otherwise blend in with the public space. Contrasting frame color schemes designed to draw attention to themselves and not the message are prohibited. Lively colors and creative expression are encouraged in the changeable copy message area of the sign.
- (j) Signs must be removed from the sidewalk during extremely inclement weather and when the business is closed.

- (k) The City and/or the Michigan Department of Transportation shall not be held responsible for damage or loss of a sign for any reason, including damage by snow plowing or other maintenance activities.
- (l) The City Zoning Administrator shall remove any sandwich sign displayed on a public right-of-way in violation of this section, shall impound the sign, and within 24 hours of the removal, shall notify in writing, by first-class mail, the owner of the sign, if ownership is readily determinable, of the location at which the sign is being stored and of the owner's right to retrieve the sign upon payment of an impound fee as set by resolution of the City Council. Signs not retrieved within a period of 30 days after the mailing of such notice may be destroyed by the City.
- (m) ~~Prior to the issuance of a sandwich sign permit, the applying business must provide the City with a certificate of liability insurance. The minimum general liability limits will be \$500,000 combined single limit (bodily injury, property damage) per occurrence. The insurance policy shall remain in force and effect during the life of the sign. The owner of the sign shall notify the Zoning Administrator of any change in the policy including the amount, carrier or of coverage conditions. In addition, the applying business shall, by written agreement with the City, indemnify and hold harmless the City and its agents and employees from and against any suit, action, claim, cause of action, damages, losses, liability and expenses (including court costs and attorneys' fees) incident to the sandwich board sign and name the City as an additional insured on the liability insurance. Failure to maintain the policy in full force and effect shall be due cause for the Zoning Administrator to remove the sign as provided for in Subsection I(6)(1) of this section.~~

- (7) ~~Automobile service stations shall be permitted one on premises ground sign, directly or indirectly illuminated, not exceeding five feet in height and 25 square feet in surface display area. Such signs may be placed at the road right of way line.~~

[Added 10-12-1998 by Ord. No. 442-98.3]

- (8) Automobile service stations shall be permitted one additional accessory sign per gasoline pump, affixed to each pump and not more than two square feet in area.

[Added 10-12-1998 by Ord. No. 442-98.3]

J. B-1 Highway Service Districts:

- (1) Ground signs.
 - (a) One on-premises ground sign, directly or indirectly illuminated, shall be permitted for each zoning lot. Additional signs may be permitted when the following conditions exist:

- [1] Two signs may be permitted on a corner lot that has at least 200 feet of frontage on each of two thoroughfares, provided that only one sign is oriented toward each thoroughfare.
 - [2] Two such signs may be permitted where the zoning lot, not a corner lot, has frontage on two major thoroughfares and has vehicular access via both such thoroughfares, provided that only one sign is oriented toward each thoroughfare.
 - [3] For each lot having a frontage of 300 or more, one additional sign shall be permitted provided that such signs are at least 200 feet apart.
- (b) Ground signs shall not be more than six feet in height and shall be set back 10 feet from the future right-of-way line. Such signs may be multi-faced but shall not exceed 60 square feet in surface display area per face.
- (2) A "business center" shall be permitted one on-premises ground sign, which may be directly or indirectly illuminated. Such sign shall not exceed 25 feet in height and shall be placed no closer to any future road right-of-way than 10 feet. A maximum area of 100 square feet per sign face shall be permitted.
 - (3) Each use shall be permitted one wall sign on each building facade with road frontage. Such signs shall be limited to an area equal to not more than 10% of the area of the wall of the establishment upon which the sign is placed.
 - (4) Automobile service stations shall be permitted to provide one additional accessory sign per gasoline pump, affixed to each pump and not more than two square feet in area.

K. I-1 and I-2 Industrial Districts.

- (1) Ground signs.
 - (a) One on-premises ground sign, directly or indirectly illuminated, shall be permitted for each zoning lot. Additional signs may be permitted when the following conditions exist:
 - [1] Two signs may be permitted on a corner lot that has at least 200 feet of frontage on each of two thoroughfares, provided that only one sign is oriented toward each thoroughfare.
 - [2] Two such signs may be permitted where the zoning lot, not a corner lot, has frontage on two major thoroughfares and has vehicular access via both such thoroughfares, provided that only one sign is oriented toward each thoroughfare.

- (b) Ground signs shall not be more than 10 feet in height and shall be set back ~~20~~ 10 feet from the future right-of-way line. Such signs may be multifaced but shall not exceed 64 square feet in surface display area per face.

[Amended 7-27-1998 by Ord. No. 442-98.2]

- (2) In an industrial park, one on-premises ground sign, which may be directly or indirectly illuminated, may be permitted. Such sign shall not exceed 10 feet in height and may be placed no closer than ~~20~~ 10 feet to any road right of way. A maximum area of 100 square feet per sign face shall be permitted.
- (3) Each use shall be permitted one wall sign on each building facade with road frontage. Such signs shall be limited to an area equal to not more than five percent of the area of the wall of the establishment upon which the sign is placed.
- (4) Non-accessory, off-premise signs are permitted in the I-2 District. A maximum height of such signs is 10 feet and maximum area is 100 square feet. The height and area of nonaccessory signs may be increased in direct proportion to the setback provided, such that as the setback increases, the sign area may be increased. The sign area may be increased at a ratio of two square feet per one foot of setback added beyond the minimum setback 25 feet from any future road right-of-way. The maximum sign area permitted shall be 300 square feet. The sign height may be increased by one foot for every five feet of setback added beyond the minimum setback but in no instance shall exceed 20 feet.

L. Nonconforming signs. Any existing sign on the effective date of this amendment to this Zoning Chapter, or any amendment hereafter made, which does not at that time comply with all the provisions hereof, including any amendment:

- (1) Shall not be changed to another type of sign which is not in compliance with this chapter.
- (2) ~~Shall not have any changes made in the words or symbols used or the message displayed on the sign unless the sign is designed for periodic change of message.~~
- (3 2) Shall not be structurally altered so as to prolong the life of the sign or to change the shape, size, type or design of the sign.
- (4) ~~Shall not have its face or faces changed unless the sign is brought into conformity with the requirements of this chapter.~~
- (5 3) Shall not be reestablished after the activity, business or usage to which it relates has been discontinued for a period of ~~90~~ 180 days or longer.
- (6 4) Shall not be reestablished after damage or destruction of the estimated expense of reconstruction exceeds 50% of the appraised replacement cost as determined by the Building Inspector.

§ 220-76. Waste receptacles.

A space for the location of waste receptacles shall be provided for each business, office, multiple-family or industrial use. A space for waste receptacles shall be provided whether or not their use is intended and shall be located on-site, unless the property owner has legal access to a waste receptacle that is located in the same block, in reasonably close proximity to the subject property. Waste receptacles and enclosures may be permitted as an accessory use to any use except one AND TWO family residential. ~~Notwithstanding the provisions of Article XX of this chapter, which are hereby declared inapplicable to waste receptacles,~~ All waste receptacles, including those that existed prior to the effective date of this chapter, shall comply with the provisions of § 220-64, Accessory buildings, structures and uses, and the following conditions shall apply:

- A. Waste receptacles must be clearly accessible to servicing vehicles.
- B. A concrete pad, at least two feet greater than the dimension of the waste receptacle on all sides, shall be provided.
- C. Waste receptacles shall be screened on all sides. Such screening shall be constructed of an earth mound, brick or decorative concrete block material with a minimum height of six feet or one foot above the height of the enclosed dumpster, whichever is greater. Access gates must provide screening and may be of wood construction.
- D. ALL WASTE RECEPTACLE ENCLOSURES SHALL HAVE A PEDESTRIAN ENTRANCE THAT IS SEPARATE FROM THE VEHICLE ACCESS GATES.
- DE. Waste receptacles and their screening enclosures shall be located as far from single-family residential districts as practical.
- E. ~~The location of waste receptacles shall be indicated on the site plans and the location and screening shall be subject to approval of the Zoning Administrator, or of the Planning Commission when the Planning Commission reviews the site plan.~~
- F. ~~Detail drawings or a note shall be provided on the plan to assure that the above requirements are met.~~