

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, June 7, 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 May 3, 2012
5. Notice of Agenda Item Conflicts
6. Business from the Floor

New Business

7. Site Plan Review – McDonalds Restaurant – 730 E. Saginaw Highway, Outlot A
8. Public Hearing - Zoning Ordinance Amendments - Off-Street Loading & Unloading
9. Zoning Ordinance Amendments - Child Care Centers in the CBD District
10. Zoning Ordinance Amendments - Signs
11. Zoning Ordinance Amendments – Waste Receptacles

Other Business

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

City of Grand Ledge
Planning Commission Meeting
Minutes from Meeting Held on
Thursday, May 3, 2012

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

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

Pledge of Allegiance - Mr. Willobee led those present in the pledge of allegiance.

Approval of the Agenda - Mr. Doty made a motion to approve the agenda. Mr. Gute seconded the motion. Motion carried 8 - 0.

Approval of the Minutes - Mr. Gute made a motion to approve the minutes from the regular meeting held on April 12, 2012. Ms. Lawrence seconded the motion. Motion carried 8 - 0.

Notice of Agenda Items Conflicts - None

Business from the Floor - None

New Business

ZONING ORDINANCE AMENDMENTS - CHILD CARE CENTERS IN THE CBD DISTRICT

Ms. Stachowiak stated that the proposed ordinance is based in large part on the requirements for child care centers in other zoning districts throughout the city but that she tweaked it to fit the CBD district. She said that the first issue is whether to require designated off-street loading space for the drop off/pick up of children.

The Commission decided that there should be a safe location for pick up and drop off of children and that it should be in a location where there is an unobstructed path to the building entrance.

Ms. Stachowiak said that the second issue is fencing. She asked if the Commission feels that the required fence should be 5 feet or higher and whether it should be a screen fence. There was discussion on both issues and was decided to postpone this matter in order to seek input from the Downtown Development Authority.

ZONING ORDINANCE AMENDMENTS - OFF STREET LOADING AND UNLOADING

Ms. Stachowiak stated that the only change she made since last month's meeting was the allowable time for loading/unloading on parcels of land adjacent to residential areas from 7:00 a.m. to 10:00 p.m. which is consistent with the general noise ordinance in the City.

Mr. Gute made a motion, seconded by Mr. Graber to set the Waste Receptacle ordinance amendments for a public hearing. Motion carried 8 - 0.

ZONING ORDINANCE AMENDMENTS - SIGNS

Ms. Stachowiak reviewed the changes to the signs ordinance.

1. Added a definition of an Electronic Sign.
2. Projecting Sign definition was refined. Ordinances from other communities were reviewed to come up with appropriate language.
3. Deleted the definitions of a Swinging Sign.

The Commission decided to add definitions of a Banner Sign and a Sandwich Sign and to place the definitions in alphabetical order.

4. Added in a section on electronic message boards using language from other communities.

The Commission decided to go with 6 seconds for the amount of time that a message must remain stationary since it is the industry standard. The Commission also decided to define and regulate the older style "flip" billboard signs.

5. Changed the allowable size of wall signs in the CBD from 30 to 32 square feet.
6. Deleted the sliding scale and replaced it with a set standard for ground signs in the CBD district.
7. Deleted the Section on the amount of storefront windows that can be covered.
8. Provide regulations for temporary banners in the CBD district.
9. Removed the requirement for liability insurance for sandwich signs.

The Commission agreed to eliminate the requirement for a permit to display sandwich signs.

The Commission decided to seek input from the DDA on this ordinance.

ZONING ORDINANCE AMENDMENTS WASTE RECEPTACLES

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Ms. Stachowiak stated that that this is the Commission's first look at the proposed ordinance changes to the waste receptacle section. She said that one of the proposed changes is to require that the enclosure include a pedestrian entrance. She also said that items E & F were deleted due to redundancy and that the statement in the first paragraph requiring that all existing dumpsters be brought into compliance with the current requirements was also deleted since the Council decided a few years ago not to enforce this section.

The Commission decided to leave paragraphs E & F in the ordinance. It was also suggested that an item be added to the site plan section to ensure that no dumpsters will obstruct any windows, doors, decks, etc. on an adjoining parcel of land. The Commission said that all buildings within 50 feet of the property lines on an adjoining parcel of land should be shown on a site plan so that any potential conflicts can be discerned.

OTHER BUSINESS

Review of Violation Report

Ms. Stachowiak reviewed the violation report.

Zoning Administrator's Report

Ms. Stachowiak indicated there will be a new site plan coming in within the next 2 weeks for a rebuild of an existing fast food restaurant in the City. She said that it will likely be on the next Planning Commission agenda for review and approval.

Zoning Board of Appeals Representative's Report

Mr. Graber suggested putting a notice in the newspaper letting people know that permits are required for certain work and what is required in terms of property maintenance in the City.

Ms. Stachowiak stated that she will look into getting this done.

Council Representative's Report

Council Member Bonofiglio thanked the Commission for their hard work.

Mayor's Comments - None

Comments from Commissioners

Mr. Doty reported on the joint meeting of the Park & Recreation Commission, Planning Commission and DDA members. He said that there were a lot of items discussed. The trees downtown are replaced when needed but there are no plans to replace them all at this time.

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There were several ideas talked about such as a covered farmers market with public restrooms, skating rink, skate park, band shell, smart phone apps on signs, signage along the riverwalk, City Hall, kayaking on the river, public restrooms, etc. He said that the biggest problem is lack of money.

Mr. Doty said that the next meeting is on June 20th and the Committee will come up with criteria to determine what the priorities are in terms of what will come first, second, etc.

Mr. Stevens raised a concern about the connection of the new non-motorized pathway to the riverwalk. He said that there may be a component missing on the final connection.

Mr. Kane reported on the MDOT meeting. He said that there was general discussion but no formal presentation. The conduit for future lighting is in the plans but the funding has not been secured. The Commission requested that Mr. Bonofiglio look into this issue and report back.

Mr. Gute reported that there is a public meeting at Greenwood School on Monday, May 7th at 7:30 p.m.

Chairman's Report - None

The Commission agreed to hear from Mr. Jason Dziewiatkowski, 158 Corner Line Street, Portland, MI. He said that apologizes for being late but wanted to check in to see what progress is being made to allow child care centers in the downtown.

Mr. Stevens stated that the Commission is in the process of reviewing ordinance language and considering whether to amend the Zoning Ordinance to allow child care centers in the Central Business District. He said that the process will take several months.

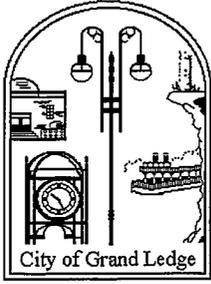
Adjournment

Ms. Lawrence made a motion, seconded by Ms. Malecki to adjourn the meeting at 8:10 p.m. Motion carried 8 to 0.

Submitted By:

Amee King
Assistant City Administrator

Ann Lawrence, Secretary
Planning Commissioner



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Zoning Administrator

319 Taylor St.
Grand Ledge, MI 48837

Ph: (517) 627-2149

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sstachowiak@grand-ledge.com

Staff Report

TO: Planning Commission
City of Grand Ledge

FROM: Susan Stachowiak
Zoning Administrator

DATE: May 30, 2012

RE: Site Plan Review – McDonald's Restaurant & Drive-Through
730 E. Saginaw Highway – Outlot "A"

This attached site plan prepared by William & Works, Inc., dated April 16, 2012, is for the construction of a single story, 4,814 square foot, McDonald's Restaurant and Drive-Through building on Outlot "A" at 730 E. Saginaw Highway. The site is the undeveloped "Outlot" in front of the Meijer Store and just west of the Meijer Gas Station on Saginaw Highway.

Attached is a copy of the proposed site plan, landscape plan, building elevations, floor plan and the department head and agency reviews that have been received thus far.

APPLICANT: McDonald's USA, LLC
1021 Karl Greimel Drive, Suite 200
Brighton, MI
(616) 446-5329

ZONING: The subject parcel is zoned B-1, Highway Service. Restaurants with drive-through service are permitted by right in the B-1 zoning district.

PARCEL SIZE: Approximately 1.7 acres - Slightly Irregular Shape

ZONING ON ADJACENT PARCELS:

N	B-1, Highway Service
S	B-1, Highway Service
E	B-1, Highway Service
W	B-1, Highway Service

Site Plan Review – 730 E. Saginaw Highway – Outlot “A”

May 30, 2012

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LAND USE ON ADJACENT PARCELS: N Family Fare Shopping Center
 S Meijer Shopping Center
 E Meijer Gasoline Station
 W Pizza Hut

SITE DEVELOPMENT STANDARDS:

Article XVI of the Zoning Ordinance mandates the applicable site development requirements for the B-1, Highway Service District. The proposed building and site improvements comply with all of the area, height and setback regulations.

LANDSCAPING

A landscape plan is included as part of the site plan. The following planting plan specification requirements of the Zoning Ordinance have or have not been provided on the plan:

- I. Minimum scale of 1"=50'yes
- II. Existing and proposed contours not to exceed 2'yes
- III. Proposed landscape materials.....yes
- IV. Berm cross section.....n/a
- V. Construction details.....yes
- VI. Planting/Stacking details.....yes
- VII. Tree Survey.....yes

The landscape plan demonstrates compliance with all requirements of the Zoning Ordinance including number and minimum starting size for required trees and shrubs.

STREETS AND ACCESS

No new curb cuts are proposed. The site will be accessed via interior drives on the Meijer site.

PARKING

Numerical Parking Space Requirements

Based on the proposed requirements of Section 220-57(L) of the Zoning Ordinance, 36 parking spaces are required. 60 parking spaces are shown on the site plan. The applicant has stated that the additional parking spaces are necessary to accommodate the projected need based on past experiences with McDonald’s restaurants of this size and in communities with similar populations.

Parking Lot Dimensional Requirements

The proposed parking lot complies with all dimensional requirements contained in Section 220-58 of the Zoning Ordinance.

Parking Lot Construction

The Planning Commission Site Plan Review Committee has recommended installing bumper blocks along the west row of parking spaces to prevent vehicles from overriding the mountable curb in this location.

Parking Area Lighting

The lighting details, including a photometric plan are shown on sheet no. 1PCP25577. The plan demonstrates compliance with all requirements of Section 220-70 of the Zoning Ordinance.

WASTE RECEPTACLES

Section 220-76 of the Zoning Ordinance mandates the requirements for waste receptacles. The proposed waste receptacle location and enclosure complies with all of the requirements of this section.

UTILITIES

Please refer to the review from the City Engineer, Jim Foster dated , 2012 and Public Services Director, Larry LaHaie dated , 2012.

LOADING & UNLOADING

Section 220-59 of the Zoning Ordinance outlines the requirements for loading and unloading space and gives the Planning Commission authority to waive or modify said requirements when circumstances exist that would justify doing so. The site plan does not provide for a designated loading/unloading space since deliveries typically occur during times that the restaurant is not open to customers. Therefore, staff recommends that the Planning Commission waive the loading/unloading requirement for this site plan.

MISCELLANEOUS

- A 5' wide sidewalk is already provided along the E. Saginaw Highway road frontage. Although not required, it is recommended that the applicant provide a sidewalk connection between the existing Saginaw Highway sidewalk and the north edge of the driveway that aligned with the Meijer Gas Station driveway.
- Although not currently required, the applicant should provide a location for at least one bicycle rack that can support two bicycles in an upright position.
- Signs will require separate permits. Since the site has more than 300 feet of street frontage, two, 6 foot high, 60 square foot ground signs are permitted. Ground signs must have a 10

Site Plan Review – 730 E. Saginaw Highway – Outlot “A”

May 30, 2012

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foot setback from the front property line. The site plan shows a location for one ground sign in compliance with the required 10 foot setback. In addition, the building is permitted to have one wall sign on the north building façade, with a square footage up to 10% of the area of the wall upon which the sign is placed.

STAFF RECOMMENDATION

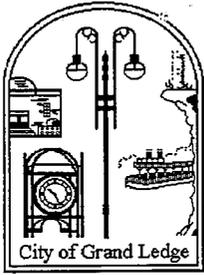
The following motion is offered for the Commission’s consideration:

“I move that the City of Grand Ledge Planning Commission approve the site plan prepared by Williams & Works, Inc., dated April 16, 2012, for a 4,814 square foot, McDonald’s Restaurant and Drive-Through building on Outlot “A” at 730 E. Saginaw Highway, subject to compliance with the applicable items contained in this staff report and the following:

1. Compliance with the applicable items contained in the City Engineer’s letter dated _____, 2012 and the Public Service Director’s letter dated _____, 2012; and
2. Compliance with the items contained in the Grand Ledge Area Fire Department’s letter dated May 21, 2012.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



CITY OF GRAND LEDGE

Established 1893

Zoning Administrator

319 Taylor St.
Grand Ledge, MI 48837

Ph: (517) 627-6469

Fax: (517) 627-6788

sstachowiak@grand-ledge.com

Site Plan Review Application

For Office Use Only

Fee Paid _____ Date Received: _____

Applicant(s) McDonald's USA, LLC - Iggy Pipitone

Address 1021 Karl Greimel Dr. Suite 200 Daytime Phone 616-446-5329

Brighton, MI Evening Phone _____

Interest in Property (check one)

- Owner Option to buy
 Represent Owner Lessee
 Other _____

Complete address of property requested to be reviewed _____
Approx. 730 W. Saginaw Highway

Owner Name(s) Meijer

Address 2929 Walker Ave. NW Daytime Phone _____

Grand Rapids, MI 49544 Evening Phone _____

Legal Description (indicate attached if needed): _____

See attached site plan.

Lot size: Width 387 Length 186 Area 1.7 Ac

Current zoning: B-1 Highway Service

Proposed use of property _____

McDonald's Restaurant (Relocating from existing site)

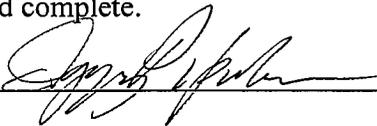
Estimate the following:

- General traffic volume Same as existing location
- Total population increase 0
- Population per acre 0
- Hours of operation 24 hrs
- Total number of employees 12± PER SHIFT, 65± TOTAL
- Total building area proposed 4802 SF
- Parking spaces 60

Petition must include photographs of the property, copies of any other required permits and a site plan, as follows:

- Drawn to a scale of at least 1"=100'
- Existing and proposed structures (buildings, trash receptacles, landscaping, etc.)
- Existing and proposed parking areas and driveways
- Existing and proposed roads, easements and other access points
- Flood plain elevations, if applicable
- Zoning classifications of all abutting land within 300 feet

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.



 Signature 5/10/12
Date

Required Reviews

	Approve Petition	Deny Petition	Initials
<input checked="" type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Building Official	<input type="checkbox"/>	<input type="checkbox"/>	_____

Grand Ledge Area Fire Department

500 N. Clinton St.
Grand Ledge Mi. 48837
(517) 627-1157

May 21, 2012

City of Grand Ledge
200 East Jefferson
Grand Ledge, MI 48837

Dear Ms. Stachowiak:

Thank you for the opportunity to review the site plan for the new McDonalds Building located in front of 730 E. Saginaw Hwy. During the review of this project, we have noted A few concerns, and a few general requirements..

1. An external fire department key box is required. The fire department key box location to be approved by fire department prior to installation. The key box must contain two copies of the grand master key for the interior and exterior doors of the entire building. Order forms for the fire department key box are available through the Grand Ledge Fire Department at 500 North Clinton Street, Grand Ledge, MI. (lock boxes must be installed prior to occupancy)
2. Permanent, City approved addressing is necessary, and is to be installed on the E. Saginaw side of the building. Temporary addressing should be present during construction.
3. Pre-Fire evaluation prior to occupancy to assist with Pre-fire incident planning.
4. Adequate driveways and parking lots, capable of supporting fire apparatus, and meeting Fire Code and City standards is required prior to any construction involving combustible materials
5. During site Planning we noticed that there is only one hydrant readily accessible to this new structure. The existing hydrant is located north of the Drive to the Gas Station. We are requiring that a hydrant be installed on the North side of the Driveway to McDonalds and as close to the building as possible. The feed can be run off the 12" main running along E. Saginaw Hwy

If you have any further questions, please do not hesitate to call my office.

Rodney C. VanDeCastele

Rodney VanDeCastele
Fire Inspector/Captain.
Grand Ledge Fire Department

From: <redrld@comcast.net>
To: Susan Stachowiak <SStachow@lansingmi.gov>
CC: Mike Stevens <mike@stevensassociatesbuilders.com>
Date: 5/21/2012 3:54 PM
Subject: McDonalds

Susan

After looking over the plans for McDonalds I would recomend

1. Bike Rack (Not Required)
2. Sidewalk East-side (Not Required)
3. Sidewalk South-side (Not Required)
4. Was Pizza Hut notified ?
5. Talked to Bill today he said the West side parking was a 3incj drip that way the water could flow over it I said have them put up parking blocks that way people will not drive over it on the lawn. (Idea)
6. I see they are taking out trees are they replacing them and do they have enough tree total including what they are taking out ?

Can you please send a copy to Bill and Mike ? Thanks

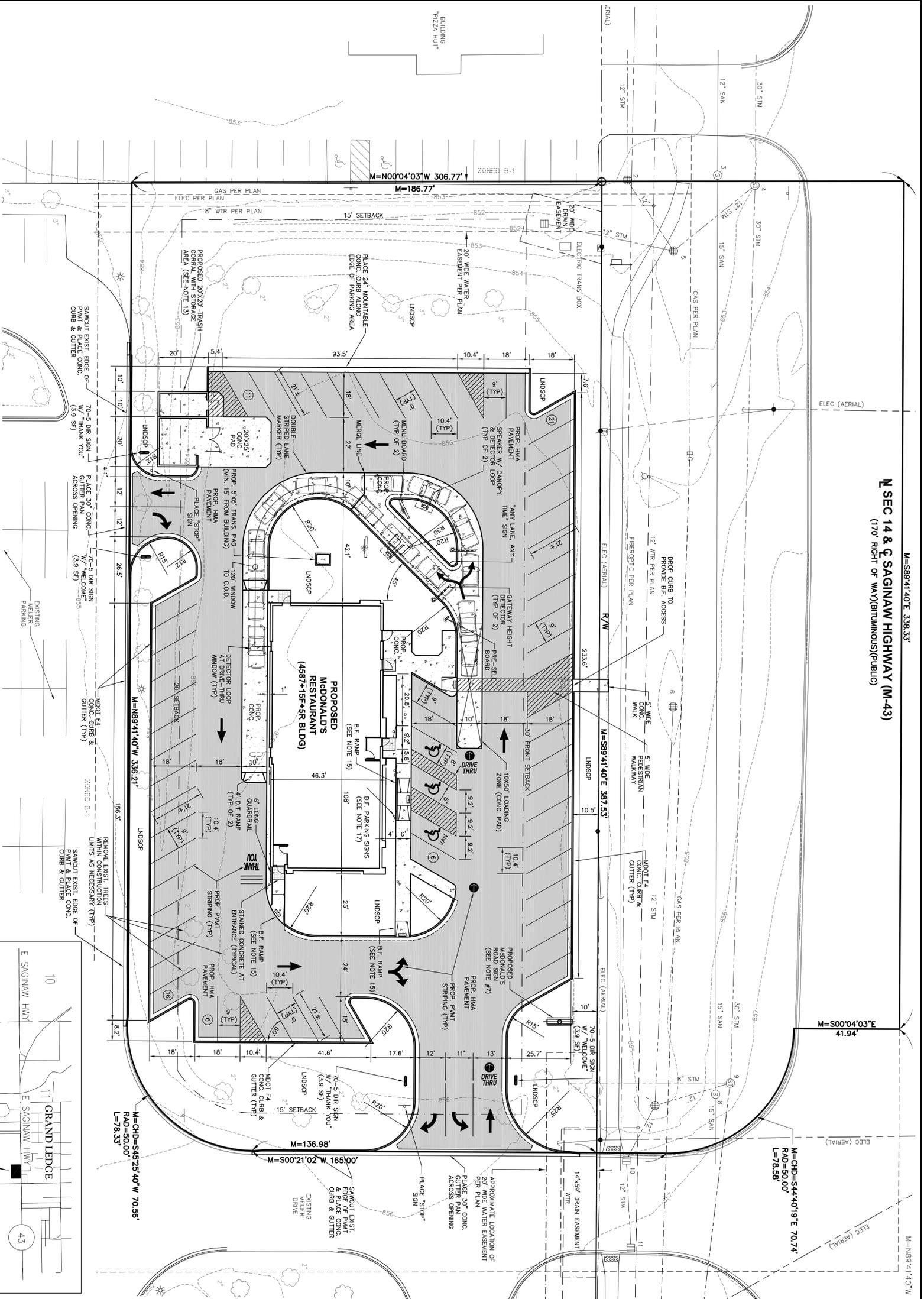
Robert E

P.S. Have a great weekend

From: <wjhkane@comcast.net>
To: susan stachowiah <sstachowiak@grand-ledge.com>, <redrid@comcast.net>, <m...
Date: 5/24/2012 3:23 PM
Subject: McDonald's

The following are my comments:

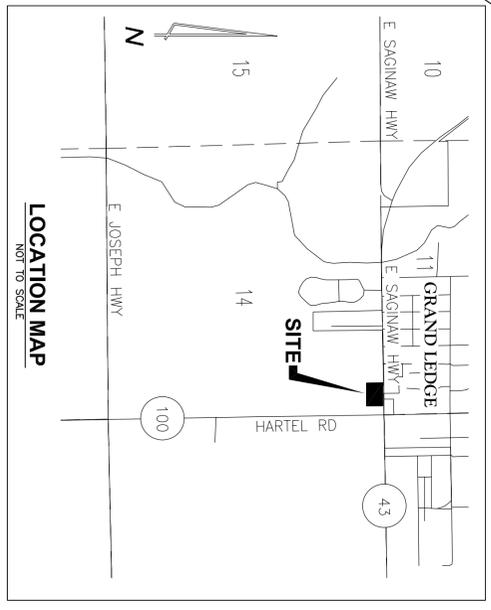
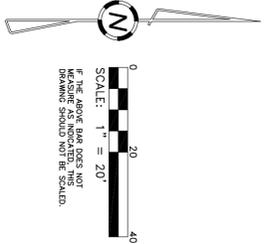
1. 13 Parking lot lighting poles are 28' high - is there a conflict with Meijer's light poles?
2. Southside parking aisle is beyond site setback line - is this a problem on the green space between the parking aisle and the eastwest street?
3. Mountable curb on the west side parking bay has a 3" rise. Will vehicles have a tendency to override this parking curb? Suggest concrete parking blocks be installed to stop cars from overrunning curve.
4. The existing site has approximately 23 trees. 13 are shown to be removed, leaving 10 remaining. The proposed site plans indicates many trees and plantings so I do not perceive this being a problem.



LEGAL DESCRIPTION

PROPOSED MCDONALD'S PARCEL
 RE: A PORTION IN THE CITY OF GRAND LEDGE, COUNTY OF EATON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
 ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 14 WEST, MERIDIAN 16 WEST, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST 551.67 FEET ALONG THE NORTH LINE OF SAID SECTION 14 TO THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS WEST 41.94 FEET; THENCE SOUTHWESTERLY 78.58 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S00°04'03"E 78.58 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 40 SECONDS WEST 70.56 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 40 SECONDS WEST 70.56 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST 308.77 FEET TO A POINT ON THE NORTH LINE OF SECTION 14, THENCE SOUTH 89°41'40" EAST 338.33 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO RIGHT OF WAY FOR M-43 (SAGINAW HIGHWAY) OVER THAT PART LING NORTH OF LINE 120.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 14.



SITE NOTES:

- GROSS SITE AREA: 71,716 S.F.± (1.65± ACRES) (115,636 S.F.± INCL. R/W)
- ZONING CLASSIFICATION: B-1 (HIGHWAY SERVICE)
- GROSS BUILDING AREA: 4,814 S.F.±
- ± LOT COVERAGE BY BUILDING = 7%
- BUILDING SETBACKS:
 - REQUIRED FRONT - 30'
 - REQUIRED SIDE - 15'
 - REQUIRED REAR - 20'
 - PROVIDED REAR = 58'
- PARKING CALCULATION:
 - PARKING REQUIRED = 1 SPACE PER EA. 50 SF USABLE FLOOR AREA (1,760 SF UA / 50) = 36 SPACES REQUIRED
 - PROPOSED PARKING SPACES PROVIDED = 60 (INCL. 3 B.F.)
 - HIGH MAX.
- BASES, ANCHOR BOLTS, CONDUIT AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- ALL LOT LIGHTING FIXTURES, BASES, POLES, CONDUIT AND WIRING INSTALLED BY GENERAL CONTRACTOR AND PAID FOR BY OWNER/OPERATOR.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 4" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING AND IRRIGATION SYSTEMS ARE PAID FOR BY THE OWNER/OPERATOR.
- GENERAL CONTRACTOR SHALL CONTACT "MISS DIG" 1-800-482-7171 (72) HOURS PRIOR TO CONSTRUCTION TO ALLOW FOR ACCURATE LOCATION OF ALL UNDERGROUND UTILITIES.
- REFER TO SITE LIGHTING AND SITE DETAIL SHEETS FOR LIGHTING TYPE, HEIGHT, MOUNTING AND LIGHTING LEVELS.
- THRESH CORNER TO BE CONC. BLK/CRK. 6" HIGH TO MATCH BUILDING W/FOOTINGS TO EXTEND BELOW FROSTLINE (42" MINIMUM) TO COMPOSITE VERT. BOARD, HINGED TO CONCRETE FIELDED 6" DIA. GUARD POSTS.
- ALL RADI NOT CALLED OUT ON SHEET C1 SHALL BE A MINIMUM OF 2'-0"
- BARRIER FREE RAMP TO BE 6'-0" LONG WITH A MAXIMUM SLOPE OF 1:12 AND HAVE A NON-SLIP SURFACE - TYPICAL. ALL RAMPS SHALL HAVE DETECTABLE WARNING STRIPS.
- PAVEMENT MARKING NOTE:
 - DRIVE-THRU LANE AND DRIVE-THRU DIRECTIONAL MARKINGS SHALL BE VISIBLE AT ALL CORNERS WITH MCDONALD'S DRIVE-THRU BRANDING SPECIFICATIONS.
 - PARKING STALLS AND CIRCULATION ARROWS SHALL BE WHITE.
 - BARRIER FREE PARKING STALLS AND MARKINGS SHALL BE BLUE.
 - 17' B.F. SIGNS TO BE 6"-8" HIGH TO BOTTOM OF SIGN AND ONE SHALL BE A VAN SIGN.
 - 18' ANY EXISTING STRUCTURES SHALL BE DEMOLISHED AND REMOVED PRIOR TO BEGINNING ANY NEW CONSTRUCTION.
 - 19' SITE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
- ELEVATION DATUM**
 ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.
- BM#1) ELEVATION: 857.98' SPIKE IN EAST SIDE OF POWER POLE SOUTH OF WALK. 48' ± EAST OF ACCESS DRIVE.

NOT FOR CONSTRUCTION

PAVING SPECIFICATION
 (MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)
 AUTO PARKING: SUBBASE: 12" CILI SAND. BASE: 8" MIN. STONE. 2 1/4, 2 1/4 OR EQUIV. ASPHALT. 1.5" MIN. LEVING COURSE MOTT HMA 3C OR EQUIV.
 CONCRETE PADS & PAVING: BASE: 6" MIN. STONE. 2 1/4, 2 1/4 OR EQUIV. CONCRETE: 4000 PSI-55 W/ 6% LKSTONE. 6" MIN. DEPTH W/ 5%± #10 W.M.F. AND "FIBERESH" CRACK CNTRL. FIBERS OR EQUIV.

PARKING INFORMATION

TOTAL SPACES	57	SPACES	9'	X	18'	@	60-
	3	B.F.	SPACES	8'	X	18'	@ 60-
			SPACES	X			
			SPACES	X			

Williams & Works
engineers, planners, surveyors
 a tradition of service
 616.224.1500 phone • 616.224.1501 faxline
 549 Ottawa Ave. NW • Grand Rapids, MI 49503
 PH: 616-224-1500

SURVEYOR

WILLIAMS & WORKS, INC.
 549 OTTAWA AVE., NW
 GRAND RAPIDS, MI 49503
 PH: 616-224-1500

SITE LAYOUT PLAN

PROJECT STREET ADDRESS	SAGINAW HWY (M-43)
CITY	STATE
GRAND LEDGE	MICHIGAN
REGIONAL DWG. NO	SITE LOCATION CODE NO.
MI-11-114	021-1907

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	5/4/12	ISSUED FOR SITE PLAN APPROVAL		

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

McDonald's
 MICHIGAN REGION
 1021 KARL GREMEL DR., STE. 200 BRIGHTON, MI 48116 PH:(734) 335-9000 FX:(734) 335-9001

PLAN APPROVALS		CO-SIGN SIGNATURES	
SIGNATURE (2 REQUIRED)	DATE	SIGNATURE	DATE
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
DATE	DATE	BY	BY
4/16/12	4/16/12	JAC	JAC
PLAN CHECKED	4/16/12	JMB	JMB
AS-BUILT			

§ 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 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 PARCLES 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.~~

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) At least one off-street pick up and drop off space shall be provided for children entering or leaving the facility between the hours of 6:00 a.m. and 8:00 p.m. Such space shall have unobstructed access to the door of the building.

§ 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.

BANNER SIGN A TEMPORARY SIGN MADE OF A FLEXIBLE MATERIAL SUCH AS CANVAS, CLOTH, PLASTIC OR WATERPROOF PAPER WITH NO SUPPORTING FRAMEWORK.

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.

NONELECTRONIC, MULTI-MESSAGE SIGN A SIGN WHICH CHANGES THE MESSAGE OR COPY OF THE SIGN BY ROTATION OF PANELS OR SLATS.

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 extending in whole or in part more than 12 inches beyond the surface of the portion of 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.

SANDWICH BOARD SIGN A MOVEABLE SIGN OF A-FRAME CONSTRUCTION DESIGNED FOR PLACEMENT ON THE SIDEWALK OR PEDESTRIAN WAY IN FRONT OF THE BUSINESS FOR WHICH THE COMMERCIAL MESSAGE IS INTENDED.

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.

SNIPE 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.
- (7) NONELECTRONIC, MULTI-MESSAGE SIGNS SHALL BE PERMITTED IN ALL NONRESIDENTIAL ZONING DISTRICTS. SUCH SIGNS SHALL BE STATIC FOR A MINIMUM DURATION OF SIX (6) SECONDS.
- (6 8) Accessory signs shall be permitted in any use district.
- (7 9) Nonaccessory signs shall be permitted only in the I-2 Heavy Industrial Districts, except as otherwise provided by this chapter.
- (8 10) 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 ~~10~~ 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 ~~15~~ 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 ~~15~~ 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 ~~25~~ 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 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) 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) A fee schedule shall be set by the City Council which shall be collected with each application for a sign permit.
- (8) 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) 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) Existing signs determined to be unsafe and an immediate hazard to health or safety shall be removed or repaired at the owners 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 GROUND FLOOR BUSINESS ESTABLISHMENT SHALL BE PERMITTED ONE 32 SQUARE FOOT WALL SIGN ON EACH BUILDING FACADE WITH ROAD FRONTAGE.
- (3) WHERE A BUSINESS ESTABLISHMENT OCCUPIES NO PART OF THE BUILDING FRONTAGE, 1 EIGHT SQUARE FOOT WALL SIGN SHALL BE PERMITTED.
- (~~3~~ 4) 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 8 feet above the ground or sidewalk, or 15 feet if overhanging an alley.

- (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.~~
- (7) ONE GROUND SIGN FOR EACH ZONING LOT. SUCH SIGN SHALL HAVE A MAXIMUM AREA OF 25 SQUARE FEET, A MAXIMUM HEIGHT OF 5 FEET AND A MINIMUM SETBACK OF 5 FEET FROM THE ROAD RIGHT-OF-WAY LINE.
- (6 8) 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 a) No sidewalk less than eight feet wide shall be permitted to have a sandwich sign.
- (e b) 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 c) No anchor or tie-down device may be employed with the sign.
- (e d) 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 e) 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 f) The signs must be associated with and in front of the establishment using the sign.
- (h g) 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 h) 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 i) Signs must be removed from the sidewalk during extremely inclement weather and when the business is closed.
- (k j) 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 k) 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 multifaced 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 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 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.
- ~~D~~ E. Waste receptacles and their screening enclosures shall be located as far from single-family residential districts as practical.
- F. WASTE RECEPTACLES AND THEIR SCREENING ENCLOSURES SHALL BE LOCATED IN SUCH A MANNER AS TO MINIMIZE IMPACTS ON ADJACENT PROPERTIES BY NOT OBSTRUCTING OR IMPEDING VIEWS FROM WINDOWS, DOORWAYS, OR OUTDOOR GATHERING AREAS.
- ~~E~~ G. 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~~ H. Detail drawings or a note shall be provided on the plan to assure that the above requirements are met.

MEMO

TO: Planning Commission

FROM: Susan Stachowiak
Zoning Administrator

DATE: May 29, 2012

RE: Ordinance Violations - May, 2012

Marjorie Hall 321 W. South Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Catherine McFee 321 E. South Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Cailee & Jeremy Sanchez 609 Liberty Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Gaylord & Margaret Whitney 318 Green Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
BAC Home Loans 214 Elm Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
BAC Home Loans 1115 Middlewoods Way	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Thomas & Janice Ebaugh 1211 Pennington Circle	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
John & Nancy Rapson 421 West Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Andrew & Jessica Boyd 811 W. Main Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner still has time to comply
Robert Therrian 411 W. Main Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Fed. Nat'l Mortgage 124 E. Scott Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Mooney Oil 825 W. Jefferson Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Chelsea O'Donnell 731 W. Main Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner still has time to comply

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G.L. Ravines 855 W. Jefferson Street	Violation of Ord. 124-8 Noxious Weeds- Poison Ivy	Owner has contacted me and is complying
Beatrice Doxie 708 Green Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner still has time to comply
Eric Greenwald 1265 Burlington Drive	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Lucia Starr Preston 215 Torrey Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
MI State Housing Dev. 421 Pleasant Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Fed. Nat's Mortgage 321 Greenwood Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Mortgage Electronic 640 W. Front Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Allegra Worcester 205 W. Main Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Michael & Shannon Williams 424 Schoolcraft Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by City
Matthew Kirschke 1201 Jenne Street	Violation of Ord. 124-8 & 124-3 Tall Grass/Weeds & Junk	Mowed & Removed by City
Roberta Henderson 124 McMillan Street	Violation of Ord. 124-8 & 124-3 Tall Grass/Weeds & Junk	Owner has complied
James Baker 301 E. Lincoln Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has not complied Final notice has been sent
Scott Bunce 825 Jenne Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
April Vernon 630 W. Jefferson Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Matt McGill 117 Edwards Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner is complying
Annette Ujlaky 219 W. Lincoln Street	Violation of Ord. 220-57 Junk Vehicle	Owner has complied

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Daniel & Jeanie Cox 709 Edwards Street	Violation of Ord. 220-57 Junk Vehicle	Owner has complied
Roger White 318 Kennedy Street	Violation of Ord. 220-57 Junk Vehicle	Owner has complied
Sara Perry 608 Pleasant Street	Violation of Ord. 220-57 Junk Vehicle	Owner has contacted me and is complying
Bill Uribe 138 McMillan Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Glen Edwards 965 Booth Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has contacted me and is complying
Kenneth & Belinda Gulley 207 W. Washington Street	Violation of Ord. 220-57 Illegally Parked Vehicles	Owner has complied
Comet Mini Storage LLC 950 W. Jefferson Street	Violation of Ord. 220-39 Illegal Outdoor Storage	Owner has complied
Susan Bacigal 511 Park Street	Violation of Ord. 198-1 Dead Tree	Owner still has time to comply
Danny & Martha Brunette 438 Union Street	Violation of Ord. 220-67 Illegal Fence	Owner still has time to comply
James & Susan Bonofiglio 907 Registry #126-B	Violation of Ord. 220-13 Illegal Home Occupation	Owner has complied
Robert Sinto Corp. 225 Orchard Street	Violation of Ord. 220-68 Dilapidated Fence	Owner has complied
Walgreen's Corp. 812 E. Saginaw Hwy.	Violation of Ord. 220-78 Temporary Signs	Owner has complied
MIRI Property 1052 E. Saginaw Hwy.	Violation of Ord. 220-78 Temporary Signs	Owner has complied