

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, August 2, 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 July 12, 2012
5. Notice of Agenda Item Conflicts
6. Business from the Floor

New Business

7. Site Plan Review – Independence Village Building Addition – 4775 Village Drive

Old Business

8. Zoning Ordinance Amendments - Waste Receptacles
9. Zoning Ordinance Amendments - Exterior Lighting
10. Zoning Ordinance Amendments - Recreational Vehicles
11. Zoning Ordinance Amendments - Signs

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

MEMO

TO: Planning Commission

FROM: Susan Stachowiak
Zoning Administrator

DATE: July 26, 2012

RE: Ordinance Violations - July, 2012

Marvin Burk 718 Spring Street	Violation of Ord. 124-8 Tall Grass/Weeds	Mowed by city
Roy Smith 641 W. Jefferson Street	Violation of Ord. 124-8 Tall Grass/Weeds	Owner still has time to comply
Grand Ledge Baryames, LLC 820 Charlevoix Drive	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Steven & Rustie Gabriel 926 Candela Lane	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Rick Bensinger 924 Candela Lane	Violation of Ord. 124-8 Tall Grass/Weeds	Owner has complied
Linda Bowser 227 E. Lincoln Street	Violation of Ord. 220-57 Front Yard Parking	Owner has not complied Final notice has been sent
Barry Armstrong 1215 Pine Street	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Lisa Busse 612 Pleasant Street	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Matthew Allen 425 Maple Street	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Cassandra Nainan 505 Maple Street	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Charles Lipsey 716 W. Jefferson Street	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Monica Raymer 810 W. Jefferson Street	Violation of Ord. 220-57 Front Yard Parking	Owner has complied
Timothy & Susan Copeland 731 Fieldview Drive	Violation of Ord. 220-57 Junk Vehicle	Owner has complied

July, 2012– Violation Report

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Sara Parry 608 Pleasant Street	Violation of Ord. 220-57 Junk Vehicle	Owner has not complied Final notice has been sent
Fernando & Jennifer Torres 440 Edwards Street	Violation of Ord. 220-57 Junk Vehicle	Owner still has time to comply
Jeffrey Myszak 308 Kennedy Place	Violation of Ord. 220-57 Junk Vehicle	Owner still has time to comply
Mark Moline 226 Ingersoll Street	Violation of Ord. 220-57 Junk Vehicle	Owner still has time to comply
Charles Millbrook 818 Edwards Street	Violation of Ord. 220-57 Junk Vehicle	Owner still has time to comply
Laura Simons Trust 1101 Tulip Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Carol Kebler 800 W. Jefferson Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Mike Tomlinson 220 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 has complied
Gaylord & Margaret Whitney 318 Green Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Removed by city
Suellen Dewitt 501 Jones Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Dylan Barry Land Dev. 465 Booth Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Michael & Amy Smith 215 Oakwood Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Lisa Campbell 942 DeGroff Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
1 st Nat'l Acceptance Co. 825 Jones Street	Violation of Ord. 220-57 Parking on lawn	Owner still has time to comply
Wells Fargo Bank 310/312 Lampson Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply

July, 2012– Violation Report

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Kethireddy, Sampath 169-175 Grand Manor Drive	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
David & Anastacia Johnson 541 W. Main Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner has complied
Jack Thompson 415 Morely Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
Brad Purkey 1109 Tulip Street	Violation of Ord. 124-3 Unlawful Accumulation of Junk	Owner still has time to comply
H&H Auto Care 505 E. Saginaw Hwy.	Violation of Ord. 220-78 Temporary Signs	Owner has complied
Brody McClellen 715 Park Street	Violation of Ord. 178-4 Bushes obstructing vision	Owner is complying
Fed. Home Loan Mortgage 960 DeGroff Street	Violation of Ord. 178-4 Bushes overhanging sidewalk	Owner has not complied Final notice has been sent
Dulcie Rice 414 Jones Street	Violation of Ord. 220-67 Illegal Fence	Owner still has time to comply
Aaron & Andrea De La Ossa 1201 DeGroff Street	Violation of Ord. 220-67 Illegal Fence	Owner is complying
Susan Bacigal 511 Park Street	Violation of Ord. 198-1 Dead Tree	Owner has complied
Edythe E. Brunger Estate 629 Maple Street	Violation of Ord. 198-1 Dead Tree	Owner still has time to comply
Keith Rugg 308 Union Street	Violation of Ord. 220-79 5 dogs on property	Owner has complied based on the information available to me

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

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

Attendance: Mike Stevens, Bob Doty, Ann Lawrence, Bill Kane, Ron Graber, Steve Willobee, Todd Gute, and Steve Baribeau. Absent: Jamie Malecki and City Council Representative Jon Bonofiglio. Also present: Assistant City Administrator Ameer King and Zoning Administrator Sue Stachowiak (arrived at 7:45).

Pledge of Allegiance - Ms. King led those present in the pledge of allegiance.

Approval of the Agenda

Mr. Kane made a motion to approve the agenda. Mr. Baribeau seconded the motion. Motion carried 8 - 0.

Approval of the Minutes

Mr. Doty stated that "Mr. Stevens appointed himself to the Joint Planning Committee." should be added under Chairman's Report.

Mr. Kane made a motion to approve the minutes from the regular meeting held on April 12, 2012 as amended. Mr. Doty 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

Mr. Doty reported that Ms. Stachowiak forwarded an e-mail from the Mayor indicating that the DDA has reviewed the ordinance amendments on June 13, and had no objections.

Mr. Willobee made a motion to schedule the ordinance amendments for a public hearing. Mr. Doty seconded the motion. Motion carried 8 to 0.

Zoning Ordinance Amendments - Signs

Mr. Stevens stated that the DDA did not have time to discuss this ordinance. The Commission will review this item at a later date after the DDA has reviewed and responded.

Zoning Ordinance Amendments - Waste Receptacles

Mr. Doty stated that the DDA briefly reviewed this ordinance amendment. Two members expressed opposition and Chairman MacDowell asked that any recommendations be delayed until the next meeting. It was inadvertently left off the agenda for the July DDA meeting. One of the members that had concerns was Mr. Chris Fata. In speaking with Mr. Fata, the concern that he and others had was the added cost of putting in a pedestrian door. This was also discussed at the joint Planning Committee meeting. Mr. MacDowell stated that this would not work in the Central Business District where businesses are next to each other and they do not own property other than their building space. Mr. Smith stated that there are some communities that require the dumpster enclosure to be consistent with materials that are used for the building. Mr. Brown stated that the businesses on the north side do not use enclosures. They use Curby services only and it seems this language is across the board for usage.

The Commission will take these items into account and continue to work on this language.

Zoning Ordinance Amendments Exterior Lighting

Mr. Stevens stated this is the first time this language has been reviewed.

Mr. Gute stated that he felt that item E. should contain language for limitations of lighting in other areas, not just parking lots. The construction community seems to over light things such as gas stations in the canopy areas. There is a trend to go to the "Dark Sky Concept". Traverse City has implemented this concept into their ordinances. Mr. Gute will speak with electrical engineers to get some idea of what are acceptable levels of lighting.

The Commission requested that Ms. Stachowiak research additional language. This item will be discussed at the next meeting.

Mr. Doty stated that the DDA has placed 4 LED lights in front of Mya's and Enerco as a test for 90 days. They have requested input from others.

Zoning Ordinance Amendments Recreational Vehicles

Mr. Stevens stated that this is the first time this language has been reviewed.

Mr. Kane, Mr. Doty and several others stated that the dimensions should be adjusted as they seem to be too stringent.

Mr. Baribeau questioned not allowing row boats to be stored in back yards after October 1st, and changing boat to recreational vehicle.

Mr. Gute stated that the purpose of this ordinance is to define what a good neighbor is.

Mr. Baribeau stated questioned whether it is the Commission's place to define what people can own and have on their property?

Mr. Stevens stated that the intent is to limit the times/dates so that people don't have vehicles stored on their property all year long.

Mr. Graber stated that we also define how much storage people can have.

There was discussion as to what problems this ordinance could create.

The Commission requested that Ms. Stachowiak conduct additional research on these issues for discussion at the next meeting.

Ms. Stachowiak arrived at 7:45 p.m.

OTHER BUSINESS

Review of Violation Report

Ms. Stachowiak reviewed the violation report. Ms. Stachowiak stated that when she receives a complaint, she goes out to verify the complaint and then will send a letter to the owner. We usually get 70% compliance with the first letter. If necessary a second letter is sent. If it is junk accumulation or tall weeds, we send a contractor out to take care of it and bill the owner. The bill includes the contractor's fees and a \$50 administration fee. She said that the system works and that it is very rare that a ticket has to be issued or the City Attorney has to get involved.

Zoning Administrator's Report

Ms. Stachowiak stated that we have received the site plan for the expansion at Independence Village that will be on the next agenda.

Zoning Board of Appeals Representative's Report

Mr. Graber stated that the ZBA has not met.

Council Representative's Report - Mr. Bonofiglio was absent.

Mayor's Comments

Mayor Smith stated that he is signing the Greenwood School closing documents tomorrow morning. Mr. Gute along with the City's Bond Counsel will be making a presentation to the Council at the July 23rd meeting. This is just the beginning of the process.

Planning Commission Minutes

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Mayor Smith stated that everything's is on schedule with the E. Jefferson Street construction project and it is about half finished at this time.

Mayor Smith stated that the DDA met yesterday and discussed the library parking lot drainage. Jim Foster has completed a study. The DDA agreed to pay for some small fixes now and are looking at installing larger sanitary sewers down River Street.

Mayor Smith stated that Mark Sullivan is aware of the clock near the Opera House being incorrect and is working on getting it fixed.

The Council approved a contract with MDOT for the widewalk that will connect the Saginaw widewalk down to the River. It is expected to be done before winter.

Comments from Commissioners

Mr. Doty reported on the joint Planning Committee meeting of the Park & Recreation Commission, Planning Commission and DDA members. He said that the dumpsters and the child care center ordinance amendments were discussed and he read the comments from Mayor Smith as regards the action on these issues.

Mr. Doty stated that the Committee came up with a 9 item wish list, for the City as a whole and the asked that the Commissioners each prioritize the list.

1. Extend the river walk, from Island to Fitzgerald Park
2. Band Shell
3. Expand the Scout Park, i.e., bathrooms, upgrade playground and sports area
4. Open air structure for skating, farmers market, and bathrooms
5. Signage for wide walks
6. Downtown lighting & trees
7. Fitzgerald property for the Historical Society or Museum
8. Water and power for Scout park
9. Dam restoration

Mr. Baribeau suggested looking at the Master Plan to see if anything is missing.

Mr. Doty stated that the Joint Planning Committee reviewed the Boat Launch project but that the money has not been released yet.

Mr. Kane reported he will not be at the next meeting.

Mr. Gute stated that the City has 9 police cars.

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Mr. Graber asked how the public is notified when the Planning Commission changes an ordinance or if they are new residents, how they know what they can or cannot do?

Ms. Stachowiak stated that it is incumbent on the public to ask questions before they do something that may be regulated by code. She also said that she would see if an article could get placed in the newspaper advising the residents of new and existing ordinances that may be of particular interest to the public.

Mr. Baribeau questioned if the light at Jenne had been changed to allow for the additional traffic.

Mr. Doty said that the light has been changed and it does allow for longer turning times for traffic coming from Jenne Street onto Saginaw Highway.

Mr. Baribeau said that although it is out of our jurisdiction, the light at Nixon and M-43 should be activated only when there is traffic on Nixon Road needing to cross or turn onto M-43.

Chairman's Report

Mr. Stevens stated that the fireworks were fantastic this year.

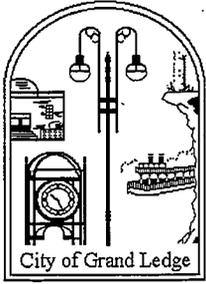
Adjournment

Mr. Willobee made a motion, seconded by Ms. Lawrence to adjourn the meeting at 8:35 p.m. Motion carried 8 to 0.

Submitted By:

Amee King
Assistant City Administrator

Ann Lawrence, Secretary
Planning Commissioner



CITY OF GRAND LEDGE

Zoning Administrator

Ph: (517) 627-2149

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319 Taylor St.
Grand Ledge, MI 48837

sstachowiak@grand-ledge.com

Staff Report

TO: Planning Commission
City of Grand Ledge

FROM: Susan Stachowiak
Zoning Administrator

DATE: July 30, 2012

RE: Site Plan Review – Independence Village – Building Addition
4775 Village Drive

This attached site plan prepared by Design, Inc., dated July 11, 2012, is for the construction of a 40 bed, 23,858 square foot addition to the building at 4775 Village Drive (Independence Village). The addition is proposed to be located east of the existing facility.

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: Ralph Stoy, Unified Property Group
2200 Genoa Business Park, Suite 100
Brighton, MI 48114
(248) 417-7122

ZONING: The subject parcel is zoned R-PC, Residential Planned Community which permits the assisted living facility at 4775 Village Drive.

PARCEL SIZE: Approximately 11.7 acres - Irregular Shape

ZONING ON ADJACENT PARCELS:

N	R-MD, Single Family Residential
S	Township Zoning (RM-1, Multi-Family)
E	Township Zoning (B-1, Local Business)
W	Township Zoning (Ag, Agricultural)

<u>LAND USE ON ADJACENT PARCELS:</u>	N	Woodview Estates
	S	Grand Oak Manor
	E	Medical Buildings
	W	Vacant

SITE DEVELOPMENT STANDARDS:

Article XVI of the Zoning Ordinance mandates the applicable site development requirements for the R-PC, Residential Planned Community 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 minimum planting size for the Bradford Pear trees must be increased to 2.5 caliper inches.

Landscaping must be provided at the north end of Silverstone Lane that is sufficient to prevent headlight glare from shining into the homes in Woodview Estates.

According to the applicant, the strips of shrubs between the existing building and the proposed building are intended to provide privacy so that residents are not looking into each other's units. Also, since the proposed building is going to be an "assisted living" facility, the row of shrubs must be at least 20 feet from the building whereas, there is no such requirement for the existing "independent living" facility.

STREETS AND ACCESS

The site will continue to be accessed via Village Drive. No new curb cuts are proposed. The cul-de-sac at the north end of the building is intended to provide a space for passenger vehicles to turn around. This cul-de-sac is not intended for delivery trucks or emergency service vehicles to turn around as the site is designed for continuous circulation around the building. The applicant will provide evidence demonstrating that the geometry of the cul-de-sac is sufficient for the turning of passenger vehicles.

Site Plan Review – Independence Village Addition

July 30, 2012

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PARKING

Numerical Parking Space Requirements

Based on the requirements of Section 220-57(L) of the Zoning Ordinance, 25 parking spaces are required. 28 parking spaces are shown on the site plan.

Parking Lot Dimensional Requirements

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

Parking Area Lighting

A photometric plan has been provided demonstrating compliance with the requirements of Section 220-58 of the Zoning Ordinance.

WASTE RECEPTACLES

No new waste receptacles are proposed. The waste receptacles for the entire facility are located north of the existing building and are screened in compliance with all requirements of Section 220-76 of the Zoning Ordinance.

UTILITIES

Please refer to the review from the City Engineer, Jim Foster dated July 26, 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. The loading area in front of the proposed addition is for picking up and dropping off residents rather than loading and unloading of goods and supplies. The actual loading/unloading area for the facility is located north (behind) the existing building and complies with all dimensional requirements of the Zoning Ordinance.

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 Design, Inc., dated July 11, 2012, is for the construction of a 40 bed, 23,858 square foot addition to the building at 4775 Village Drive (Independence Village), subject to compliance with the applicable items contained in this staff report and the following:

Site Plan Review – Independence Village Addition

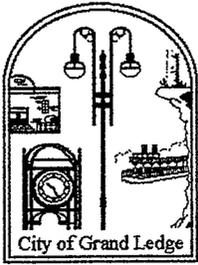
July 30, 2012

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1. Compliance with the applicable items contained in the City Engineer's letter dated July 26, 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 _____, 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) Edmund London & Associates

Address 20750 Civic Center Dr, Suite 610 Daytime Phone 248-353-4820
Southfield MI, 48076 Evening Phone 248-353-4820

Interest in Property (check one)

- Owner
- Represent Owner
- Other _____
- Option to buy
- Lessee

Complete address of property requested to be reviewed _____
4775, Village Dr, Grand Ledge

Owner Name(s) Ralph Stoy, Unified Property Group

Address 2200 Genoa Business Park Daytime Phone 248-417-7122
Brighton, MI 48114 Evening Phone 248-417-7122

Legal Description (indicate attached if needed): _____

See the General information sheet for the legal descriptions of Parcel #1 & #2

Lot size: Width _____ Length _____ Area _____

Current zoning: R-PC (residential Planned Community)

Proposed use of property _____

40 beds Assisted Living Addition to the existing Independence Village of Grand Ledge Facility

Estimate the following:

- General traffic volume minimal impact
- Total population increase 40
- Population per acre Proposed 40 beds + 124 existing apartments 164 units/ 11.70 acres 14 units per acres
- Hours of operation 8 am to 10 pm visiting hours - 24 observation
- Total number of employees 15 during the largest shift
- Total building area proposed Proposed = 23,858 s.f. + existing 86, 657 s.f
- Parking spaces 28 additional spaces added

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 _____ Date 7-12-12

Required Reviews

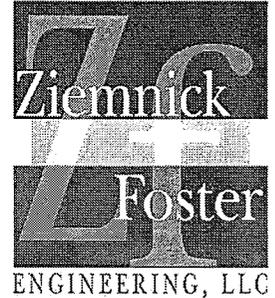
	Approve Petition	Deny Petition	Initials
<input checked="" type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Building Official	<input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

ZIEMNICK FOSTER ENGINEERING, LLC
12350 Oneida Road
Grand Ledge, MI 48837
517.930.0438
www.zfengineering.com

7/26/2012

Re: Independence Village SPR
Project No: 12013

Ms. Susan Stachowiak
Zoning Administrator
City of Grand Ledge
200 E. Jefferson Street
Grand Ledge, MI 48837



Dear Susan:

As requested, Ziemnick Foster Engineering, LLC (ZFE) has performed a site plan review for the above referenced project. Our review was of plans submitted by Desine Inc. dated July 11, 2012.

The proposed project consists of construction of a new assisted living facility adjacent to an existing facility at 4775 Village Drive. The proposed building is 23,858 square feet and provides 40 additional apartment units. The proposed building will be connected to the existing 86,657 square feet, 124 apartment building complex via a corridor on the east side of the existing facility. We offer the following comments:

LAYOUT

1. Parking layout indicates 90 degree angle parking. Parking calculations require 25 parking spaces. 28 spaces are provided (included is 2 barrier free spaces). Geometry and spaces provided meet the Off-Street Parking Requirements.
2. Off-street loading is indicated under a covered canopy on the east side of the proposed building. The covered area appears to be 14 feet wide and 26 feet in length with connector drives to Silverstone Lane. Width required for two-way traffic is greater than the width provided. Also, overhead clearance is indicated to be less than 10 feet per elevation on Sheet A-3.0. Clearance is required to be 14 feet per the ordinance.
3. The connecting corridor between the existing and proposed buildings indicates a man door to the south. Plan does not include any sidewalk or exit pad for this access point.

4. A turn around or cul-de-sac is being planned at the northerly end of Silverstone Lane. Geometry appears to be too narrow for a passenger car to turn around. Cul-de-sac should be revised to provide a better movement for a passenger car and larger SUV or ambulance.
5. Off-street parking may be permitted in a side yard or rear yard per the ordinance. Currently Silverstone Lane is 16 feet off the easterly property line at its closest. The proposed layout moves Silverstone Lane 2.57 feet off the property line at its closest. Property to the east is vacant land in Oneida Township zoned commercial and industrial in the Grand Ledge Health Park. Planning Commission may wish to review this proposed change.

UTILITIES

1. Petitioner has included storm sewer calculations for review. The petitioner should contact the Eaton Count Drain Commissioner's office for requirements on restricted discharge to the Woodview Drain. It is suggested that the existing retention pond be re-excavated to maintain adequate storage and maintenance.
2. Petitioner has shown three existing catch basins along the east side of the existing complex. Each of these structures has storm sewer piping entering the structures from the east that will need to be maintained. Provisions should be made to incorporate these sewers.
3. Catch basin sumps should be 3 feet deeper than the outlet pipe elevation. At a minimum, the 4 foot diameter catch basins should include the 3 foot sumps.
4. The relocated fire hydrant at the northeast corner of the development should be surrounded with concrete curb and gutter in lieu of the bollards.
5. No site lighting has been indicated on the plans. A site lighting and photometric plan should be submitted for review and approval.
6. Easements over water and sewer lines will need to be drafted and dedicated to the City for access, operation, and maintenance.
7. The existing water may need to be shut-off to the existing buildings during certain water main installation procedures. Notes should be added regarding the shut down procedures and timelines.

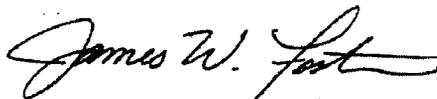
8. No polyethylene wrap is required around the Class 52 Ductile Iron water main.
9. Ductile Iron water main shall have a bury depth of 5.5 feet above the crown of the pipe.
10. Water service lead shall provide a saddle at the tap location for the 2 inch water service. Curb stop to be Mueller flared compression ends with Minneapolis Pattern.

ADDITIONAL COMMENTS

1. It is assumed that the proposed facility will utilize the existing trash receptacles associated with the parent development. Should this not be the case we ask for additional information on the dumpster enclosure and location.
2. The MDOT F-4 curb detail should also be used along the easterly edge of Silverstone Lane. Castings for related storm structures will need to be changed to a EJIW 7045.
3. The Bradford Pear is indicated as a 2 inch caliper tree. By ordinance this is required to be a 2-1/2 inch caliper as they are a large 30 to 40 tall tree.
4. Landscaping may want to be considered at the north end of Silverstone Lane as new additional traffic headlights may shine north into Woodview Subdivision homes.
5. Please provide ZFE with an electronic set (AutoCAD and PDF's) of the final site plan drawings for records and utility system updates.

If you have any questions, please contact our office. Thank you.

Sincerely,
ZIEMNICK FOSTER ENGINEERING, LLC



James W. Foster, P.E.

cc: Mr. Larry LaHaie – City of Grand Ledge
Mr. Casey Godlewski – Grand Ledge Area Emergency Services Authority
Mr. Dick Brown – Eaton County Drain Commissioner's Office

Delivered by: via Email (PDF)

From: <wjhkane@comcast.net>
To: Susan Stachowiak <sstachow@lansingmi.gov>
Date: 7/23/2012 3:03 PM
Subject: Re: Site Plan Review

Get got a chance to review the Addition to Independence Villagre Plans. They seam to be very complete with the exception of site lighting. My only concern is for the people that live in the curent East side a ppartments and the short distance between the buildings.

----- Original Message -----

From: "Susan Stachowiak" <sstachow@lansingmi.gov>
To: redrld@comcast.net, wjhkane@comcast.net, mike@stevensassociatesbuilders.com
Sent: Wednesday, July 18, 2012 5:09:19 PM Subject: Site Plan Review
See attached.

Thanks
Sue

From: <redrld@comcast.net>
To: Susan Stachowiak <SStachow@lansingmi.gov>
CC: Mike Stevens <mike@stevensassociatesbuilders.com>, Bill Kane <wjhkane@co...>
Date: 7/24/2012 3:47 PM
Subject: Site Plan

Sue, Bill & Mike

Here is what I Have found on the site plans

ON PAGE SP-1

They show existing light poles on existing building but no lights on the new part or on the back part to the North also no foot candles for the lights that are not there ?

The sidewalk on the East side (New) does not connect with the existing sidewalk on the south side.
THEY NEED TO

ON PAGE DM

It says they are relocating 10 trees but where ? I SEE THEM ON PAGE LA They are all on the South end. WHY ?

On page LA

they have 12 new trees but do not give the size, and from what I can see they are on both ends of the new building around a paved area and very close to each other.

Thanks
Robert E

§ 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.
- 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.
- EG. 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.
- FH. Detail drawings or a note shall be provided on the plan to assure that the above requirements are met.
- I. **THIS SECTION SHALL NOT APPLY TO PORTABLE TRASH CONTAINERS INTENDED FOR CURBSIDE PICK-UP.**

EXISTING ORDINANCE:

Section 220-70. Exterior lighting.

- A. ~~All outdoor lighting in all use districts used to illuminate the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences.~~
- B. ~~All outdoor lighting in all use districts shall be directed toward and confined to the ground area of lawns or parking lots.~~
- C. ~~All lighting of nonresidential uses for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.~~
- D. ~~All illumination of signs and any other outdoor features shall not be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.~~
- E. ~~Parking lot lighting shall not exceed an intensity of five footcandles, nor shall it be less than 1.5 footcandles.~~
- F. ~~Exterior lighting shall in no way imitate directional or traffic lighting.~~

PROPOSED ORDINANCE:

Section 220-70. Exterior lighting.

- A. Lighting definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Canopy structure: Any overhead protective structure which is constructed in such a manner as to allow pedestrians/vehicles to pass under.

Flood or spot light: Any light fixture or lamp that incorporates a reflector or refractor to concentrate the light output into a directed beam in a particular direction.

Glare: Direct light emitted by a lamp, luminous tube lighting or other light source.

Lamp: The component of the luminaire that produces the actual light including luminous tube lighting.

Light fixture: The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting.

Light pollution: Artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties.

Light trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Luminaire: The complete lighting system including the lamp and light fixture.

Luminous tube lighting: Gas filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

Outdoor light fixtures: Outdoor artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement.

Shielded fixture: Outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, e.g. "shoebox-type" fixtures. A luminaire mounted in a recessed fashion under a canopy or other structure such that the surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this article.

B. Lighting standards.

Unless otherwise exempted by this Section, all lighting must comply with the following standards:

1. *Freestanding pole lighting.*

- a. Exterior lighting shall be fully shielded and directed downward to prevent off-site glare. Fixed (not adjustable), downward-directed, metal halide shoebox fixtures shall be used in an effort to maintain a unified lighting standard throughout the city and prevent "sky glow."
- b. The intensity of light shall not exceed 5 footcandles within any site or 1.5 footcandles at any property line. For sites abutting a residential district or use, the intensity of light cannot exceed 0.5 footcandles at the property line. A maximum of 10 footcandles is permitted within a site for gasoline stations and automobile dealerships as long as the light intensity does not exceed the allowable intensities at the property line.

- c.. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures are necessary to preserve the intended character of the site.
- d. The maximum height of parking lot light fixtures shall be 20 feet, except that the planning commission may permit a maximum height of 30 feet within commercial, industrial, and office zoning districts and for institutional uses in residential districts when the poles are no closer than 150 feet to a residential district or use.
- e. **Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained upon private property within nonresidential zoning districts shall be turned off between 11:00 p.m. and sunrise, except where such use continues after 11:00 p.m. but only for so long as such use continues.**

2. *Building-mounted lighting.*

- a. Building-mounted lighting shall be fully shielded and directed downward to prevent off-site glare. Fixed (not adjustable), downward-directed, metal halide fixtures shall be used in an effort to maintain a unified lighting standard throughout the city and prevent "sky glow."
- b. The intensity of light shall not exceed 5 footcandles within any site or 1.5 footcandles at any property line. For sites abutting a residential district or use, the intensity of light cannot exceed 0.5 footcandles at the property line. A maximum of 10 footcandles is permitted within a site for gasoline stations and automobile dealerships as long as the light intensity does not exceed the allowable intensities at the property line.
- c. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.
- d. Luminous-tube and exposed-bulb fluorescent lighting is prohibited as an architectural detail on all buildings, e.g. along the roof line and eaves, around windows, etc. The planning commission may approve internally illuminated architectural bands when it can be shown that the treatment will enhance the appearance of the building or is necessary for security purposes.

3. *Window lighting.*

- a.. Any light fixtures visible through a window must be shielded to prevent glare at the property line.

- b. Luminous tube and exposed bulb fluorescent lighting (visible from the property line) is prohibited unless it is part of a sign that meets the requirements of Section 220-78, Signs.

C. Exemptions.

The following are exempt from the lighting requirements of this article, except that the building official/zoning administrator may take steps to eliminate the impact of the exempted items when deemed necessary to protect the health, safety and welfare of the public:

1. Sports field lighting, in use no later than 10:00 p.m., provided they are located at least 1,000 feet away from any existing residential zone or use. Other sports field lighting may be approved by the Planning Commission after a determination that compliance with the standards in this Section have been met to the greatest extent possible, and that all efforts possible were made to minimize any negative impacts to surrounding uses.
2. Swimming pools.
3. Holiday decorations.
4. Window displays without glare.
5. Shielded pedestrian walkway lighting.
6. Residential lighting with no off-site glare.
7. Street lights.

§ 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.

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.
 - (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~~ 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 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.