



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
September 12, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. August 8, 2022 Regular Meeting
6. COMMUNICATIONS
7. PUBLIC HEARINGS
 - A. Planning Commission – By-law Update
 - B. Text Amendment #2022-16 – Sign Ordinance Update
8. UNFINISHED BUSINESS
 - A. Rezoning #2022-10 – RRA Deletion
 - B. Zoning Amendment #2022-13 – RRA Deletion
9. OTHER BUSINESS
 - A. Daycare Updates
 - B. Master Plan Process
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
September 26, 2022

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**August 8, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell,
Shrewsbury, Snyder**

ABSENT: Commissioners Richards, Premoe

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior
Planner Brian Shorkey, Multimedia Producer Samantha Diehl**

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except Commissioners Richards and Premoe.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:00 pm.

NONE

Chair Blumer closed public remarks at 7:00 pm.

4. APPROVAL OF AGENDA

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. July 11, 2022 Regular Meeting

**Vice-Chair Trezise moved to approve the Minutes of the July 11, 2022 Planning Commission
Regular Meeting as amended. Seconded by Commissioner McConnell.**

Commissioner Cordill noted a typo in the last word of the 4th line of item 9.A. Pursued should read pursued.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

NONE

7. PUBLIC HEARINGS

- A. Rezoning #2022-10 – RRA Deletion
- B. Zoning Amendment #2022-13 – RRA Deletion

Senior Planner Shorkey outlined Rezoning #2022-10 – RRA Deletion and Zoning Amendment #2022-13 – RRA Deletion for Public Hearing. Given that the two items are intertwined, discussion on them was held at the same time.

Commissioner Cordill spoke in support of this item.

Commissioner McConnell asked if it's normal for a Master Plan to carry one set of designations and Zoning Ordinance to have another.

Senior Planner Shorkey replied it is.

Chair Blumer Called for a Straw Vote.

STRAW VOTE: Unanimous Support

8. UNFINISHED BUSINESS

- A. Special Use Permit #22-071 – Butterflies Group Childcare

Senior Planner Shorkey outlined Special Use Permit #22-071 – Butterflies Group Childcare.

Commissioner Cordill moved to adopt the resolution approving Special Use Permit #22-071. Seconded by Commissioner McConnell.

ROLL CALL VOTE: YEAS: Commissioner Cordill, Vice Chair Trezise, Commissioners McConnell, Shrewsbury, Snyder, Chair Blumer

NAYS:

Motion carried: 6-0

9. OTHER BUSINESS

- A. 2022 Master Plan Notice of Intent to Plan

Director Schmitt outlined the 2022 Master Plan Notice of Intent to Plan.

Vice-Chair Trezise moved to approve the letter of intent. Seconded by Commissioner Shrewsbury.

Commissioner Snyder noted a friendly amendment to the letter in paragraph 4, "Unless you object that method of distribution" should read, "Unless you object to that method of distribution."

VOICE VOTE: Motion approved unanimously.

B. Sign Ordinance Update

Director Schmitt outlined the Sign Ordinance Update for discussion. He noted this update will change every section of the current Ordinance.

Commissioner McConnell asked if there is a preferred method to submit comments on this item.

Director Schmitt suggested emailing staff.

Chair Blumer and Vice-Chair Trezise suggested the Township Attorney be present during the Public Hearing of this Ordinance update.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update

Director Schmitt reported the Township Board has adopted the Municipal Sign Ordinance, the Traffic Impact Study changes and changes to regulating PODs and Dumpsters. The board also approved the proposal from Jim Giguere regarding the Netzloff Farm property.

Commissioner McConnell noted the Notice of Intent to Plan covered the required outreach to other communities regarding the Master Plan. He asked about inreach and engaging the community.

Director Schmitt replied Township Board and Planning Commission Members could speak with members of their neighborhoods to get feedback. He further noted a lot of neighborhoods will be having annual meetings soon which is an opportunity to discuss the changes with community members.

B. Liaison reports

Vice-Chair Trezise

- Attended August 4th Economic Development Corporation meeting where there was a focus on creating a Business Card Access program to encourage local holiday shopping
- Attended July 28th Brownfield Redevelopment Authority meeting where a recommendation for 2.7 million dollars in brownfield funding was approved for the Haslett Village Project and the plan was sent to the Township Board for final approval

Chair Blumer

- The Downtown Development Authority did not hold a meeting this month, they did submit their annual report

Commissioner McConnell

- The Environmental Commission met August 3rd and continued work on the Climate Sustainability Plan with a focus on wetlands and strengthening the Wetland Protection Ordinance, and increasing outreach to the community

Commissioner Cordill

- The Corridor Improvement Authority did not meet last month due to lack of quorum
- Made a note about Dobie Road traffic lights not being in sync and causing additional traffic congestion during construction

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:33 PM.

Senior Planner Shorkey spoke about statewide changes to Family Group Daycares and Group Daycares. Staff will be following up with ordinance changes in the near future to respond to this State change.

Chair Blumer closed Public Remarks at 7:37 PM.

13. ADJOURNMENT

Commissioner McConnell moved to Adjourn. Seconded by Chair Blumer.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:38 pm.



To: Planning Commission

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: September 8, 2022

Re: Planning Commission Bylaws

The Planning Commission has asked for Staff to bring forward the Planning Commission bylaws for discussion and potential amendment. This was introduced at the Planning Commission meeting on June 13th.

Based on the discussion, Staff has updated the bylaws and has attached a copy of the bylaws with the recommended changes. We look forward to discussing this matter with the Planning Commission at their next meeting.

Attachment

1. Proposed Planning Commission Bylaws - Clean
2. Proposed Planning Commission Bylaws - Redlined

MERIDIAN TOWNSHIP PLANNING COMMISSION
BYLAWS
2022 UPDATE

These bylaws of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, are adopted in accordance with the Michigan Planning Enabling Act (Act 33 of 2008 as amended), which states, "a planning commission shall adopt bylaws for the transaction of business and shall keep a public record of its resolutions, transactions, findings and determinations."

1. AUTHORIZATION

The Planning Commission, hereinafter called the Commission, is established pursuant to the Michigan Planning Enabling Act (Act 33 of 2008 as amended), and the Meridian Charter Township Code of Ordinances, (Chapter 2, Article VI, Division 5).

2. OFFICERS & COMMISSIONERS

2.1 Selection. At the first regular meeting in January, the Commission shall select from its members a chair, vice-chair, and secretary.

2.2 Terms. Term of office shall commence from the date of selection for a period of one year, or until a successor has been selected. Officers shall be eligible for re-election, but shall not serve more than two successive full terms in an office.

2.3 Duties of Officers & Commissioners.

- a. The chair shall preside at all meetings, appoint committees and liaisons to other groups with concurrence from the Commission, authorize calls for special meetings and perform such other duties as may be specified by the Commission.
- b. The vice-chair shall act in the capacity of the chair in the chair's absence.
- c. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of vice-chair for the unexpired term.
- d. The secretary shall perform those duties as assigned by the Michigan Planning Enabling Act (Act 33 of 2008 as amended), and such other duties as may be assigned from time to time by the Commission.

- e. Members of the Commission who are absent from more than three (3) consecutive, regularly scheduled Commission meetings and work sessions or more than thirty (30) percent of the regularly scheduled Commission meetings and work sessions in a calendar year shall be subject to review and possible recommendation for removal to the Township Board. Exceptions may be made if absences are due to the conduct of other business as authorized by the Commission.
- f. Members shall comply with the definition of “conflict of interest” found in Section 2-287(d) of the Code of Ordinances. Members who have a conflict of interest shall not vote or participate in any consideration of that matter, such action to be recorded in the meeting record. Failure of a member to disclose a potential conflict constitutes malfeasance in office.

3. RESPONSIBILITIES AND AUTHORITY

The Commission shall assume the following responsibilities and authority pursuant to:

- A. The Michigan Planning Enabling Act (Act 33 of 2008 as amended)
 - 1. Prepare, adopt, or amend a master plan for the Township, including recommendations for development. Examples of activities to accomplish this responsibility include:
 - a. Preparation of planning reports and plans (prior to publication).
 - b. Preparation of preliminary plans and reports for the physical development of the Township, including: a land use plan and program and the general location, character, and extent of streets, roads, highways, bicycle paths, pedestrian ways, railroads, bridges, waterways and waterfront developments; flood retention works, drainage, sanitary sewers and water supply system; works for preventing pollution and works for maintaining water levels; and public utilities and structures.
 - c. Recommendations as to the general character, extent and layout for the redevelopment or rehabilitation of blighted areas.
 - d. Evaluate and prepare recommendations related to the administration and enforcement of the subdivision of land.
 - 2. Conduct studies and surveys related to Township planning and development.
 - 3. Review for character, location, and extent and recommend approval or disapproval of public improvements, prior to construction or authorization for construction of a street, square, park, playground, public way, ground, or other open space, or public building or other building.
 - 4. Promote public education and citizen participation in the Township master plan.

- B. The Land Division Act (Act 288 of 1967 as amended)
 - 1. Recommend approval, modification or disapproval of plats in accordance with Chapter 62 of the Meridian Township Code of Ordinances.
- C. The Michigan Zoning Enabling Act (Act 110 of 2006 as amended)
 - 1. Hear and decide special use permits.
 - 2. Formulate and recommend ordinances, including their amendments or revisions.
 - 3. Evaluate and prepare recommendations related to the administration and enforcement of the zoning ordinance.

4. COMMITTEES

- 4.1 Purpose. The Commission may establish committees and/or designate liaisons to other Township bodies necessary to assist it in fulfilling its responsibilities and goals.
- 4.2 Appointment. Committee members or liaison members shall be appointed by the chair, with concurrence from the Commission.
- 4.3 Assignment of Duties. The Commission shall define the purpose, functions, tenure, selection of the chair, meeting and reporting requirements for its committees. A committee may be discharged from its responsibilities by the Commission.
- 4.4 Public Participation. Committees shall meet requirements for public participation and access to records as provided for in 5.11 and 5.12 of these bylaws.

5. MEETINGS

- 5.1 Regular Meetings. The Commission shall hold no fewer than four regular meetings each year. In addition, work sessions may be scheduled for informal consideration of business, providing no official actions or decisions are taken at these sessions. All meetings and work sessions shall comply with the provisions of the Freedom of Information Act.
- 5.2 Special Meetings. Special meetings may be called by the chair. The chair shall call a special meeting at the written request of three or more members of the Commission. Commission members shall be notified at least 48 hours prior to the meeting. Notification may be by e-mail or telephone and shall include the purpose of the meeting. Public notice of special meetings shall be in accordance with the Open Meetings Act (Act 267 of 1976 as amended).
- 5.3 Meeting Schedule. A schedule of the Commission's regular meetings including date, time and place shall be established for each calendar year in accordance with the Open Meetings Act (Act 267 of 1976 as amended). Notice of such schedule,

shall be available to the public no later than ten days after the first meeting of the Commission in each calendar year. A change in the regular meeting schedule shall be posted within three days after the meeting at which the change is made.

- 5.4 Quorum. A majority of members shall constitute a quorum for the transaction of business at meetings unless otherwise specified in these bylaws. The chairperson may postpone or reschedule a meeting in the event a quorum will not be present upon proper notification in accordance with the Open Meetings Act (Act 267 of 1976 as amended).
- 5.5 Resolutions and Motions. All resolutions and motions of a substantive nature shall be made in writing. The name of the originator and seconder, the findings of fact, and the rationale for action shall be recorded in the minutes.
- 5.6 Voting. Voting shall be by voice except that a roll call vote will be taken and recorded for all decisions made by resolution, or when requested by a member of the Commission.
- 5.7 Decisions. Providing a quorum is present, a simple majority of those present and voting shall be required for Commission action. Exceptions shall include:
- a. Adoption of the Master Plan, or any part thereof, including extensions, additions, revisions or other amendments all of which shall require the affirmative vote of at least six members.
 - b. Any other action which by law, Township ordinance or parliamentary authority requires otherwise.
- 5.8 Agenda.
- a. An agenda shall be established for each meeting of the Commission by designated Township staff and the chair, and shall be made available to Commission members and the public in advance of the meeting. The chair shall determine the order of business, unless otherwise amended by the Commission.
 - b. Agenda items to be considered at a special meeting shall be limited to those included in the call to meeting, unless all members are present and vote otherwise.
 - c. A typical agenda may include:
 1. Call to order
 2. Public Remarks
 3. Approval of agenda
 4. Approval of Minutes
 5. Communications

6. Public Hearings
7. Unfinished Business
8. Other Business (as applicable)
9. Announcements
10. Public Remarks
11. Adjournment

5.9 Public Participation.

- a. All regular and special meetings, work sessions, and committee meetings shall be open to the public subject to the provisions of the Open Meetings Act (Act 267, 1976 as amended).
- b. Opportunity shall be provided for public comment at meetings in accordance with established Commission and Township policies and procedures, which include:
 1. The number of persons admitted to a meeting room will be in keeping with public safety requirements and availability of space. Efforts will be made to provide adequate room to accommodate those in attendance.
 2. Established protocols for public participation will be announced at the beginning of the meeting.
 3. Opportunity to speak will be granted either under Public Remarks, or during a public hearing, as most appropriate.
 4. Members of the public wishing to speak must first fill out and hand in a request form.
 5. Members of the public will identify themselves by name and address prior to presenting their comments.
 6. A member of the public will be provided no less than three minutes to speak. Reasonable time limits may be imposed to insure everyone desiring to speak has an opportunity to speak.
 7. All written communications will become part of the Commission record.
 8. The chair may invite members of the public to participate in informal discussion on all or selected agenda items during Commission work sessions.
- c. The chair may call to order any person who disrupts the orderly conduct of

a meeting and prohibit such person from further participation or attendance at such meeting.

5.10 Records. Designated Township staff shall be responsible for minutes and other official records of all Commission meetings and actions, including supporting documentation. Notice of meetings, minutes and records shall be available to the public in accordance with the Freedom of Information Act (Act 442 of 1976 as amended).

5.11 Reporting Requirements. The Commission shall provide for timely transmission of such reports or recommendations as are required by State law, Township ordinance or Board policy. Examples of reporting requirements include:

a. Planning.

1. The secretary of the Commission shall prepare and distribute a notice the Commission intends to prepare a Master Plan and requesting cooperation and comment to:

- a. Each municipality contiguous to Meridian Township.
- b. Tri-County Regional Planning Commission
- c. Ingham County Board of Commissioners.
- d. Each public utility company and railroad company owning or operating a public utility or railroad within Meridian Township that registers its name and mailing address for this purpose with the Commission.
- e. Any government agency that registers its name and mailing address for this purpose with the Commission.
- f. Ingham County Road Department and Michigan Department of Transportation.

2. The secretary of the Commission shall distribute the completed Master Plan draft after receiving Township Board authorization to the following:

- a. Each municipality contiguous to Meridian Township.
- b. Tri-County Regional Planning Commission.
- c. Ingham County Board of Commissioners including a statement signed by the secretary of the Commission that each municipality contiguous to Meridian Township and the Tri-County Regional Planning Commission were notified of the intent to prepare a Master Plan.
- d. Each public utility company and railroad company owning

or operating a public utility or railroad within Meridian Township which has registered its name and address; and reimburses Meridian Township for copying and mailing costs.

- e. Any government agency which has registered its name and mailing address with the secretary of the Commission and reimburses Meridian Township for copying and mailing costs.
- f. Ingham County Road Department and Michigan Department of Transportation.

3. The secretary of the Commission shall distribute a copy of the adopted Master Plan to each entity which received a copy of the draft Master Plan.

- b. Zoning. Following the hearing on a proposed Zoning Ordinance, or its amendment, the Commission shall submit any comments received at the hearing and its proposed zoning ordinance including any maps and recommendations to the Township Board for final action thereon, as specified in the Michigan Zoning Enabling Act (Act 110 of 2006 as amended) and Chapter 86 of the Township Code of Ordinances.
- c. Annual Report. The Commission shall make an annual written report concerning its operations and the status of planning activities, including recommendations regarding actions by the Township Board related to planning and development; and on the administration and enforcement of the zoning ordinance and recommendations for amendments or supplements to the ordinance. The secretary of the Commission shall transmit the report to the Township Board.

5.12 Limit on Introduction of Agenda Items. Agenda items shall not be introduced for discussion or a Public hearing opened after 10:00 p.m. The chair may approve exceptions when this bylaw would cause substantial backlog in Commission business.

6. PUBLIC HEARINGS

6.1 Purpose.

- a. Public hearings shall be held:
 - 1. Prior to the adoption of any part of the master plan or any extension, addition, revision or other amendment thereof.
 - 2. Prior to making a recommendation to the Township Board of any amendment to the Township Zoning Ordinances or of other zoning requests.
 - 3. For consideration of special use permits.

4. For other matters as required by statute or Township Zoning Ordinance.
- b. Public hearings may also be held for informational purposes. Reasons for holding informational hearings include but not limited to:
 1. To seek citizen input on any appropriate subject.
 2. To educate the public on selected issues or proposed actions related to planning and development and enhance public understanding or acceptance.

6.2 Notice.

- a. Notice of public hearings, including time, place, and purpose shall be made in conformance with applicable statutes and ordinances. Examples of noticing requirements include:
 1. Planning. The Michigan Planning Enabling Act (Act 33 of 2008 as amended) for adoption and amendment of a master plan.
 2. Zoning. The Michigan Zoning Enabling Act (Act 110 of 2006 as amended) and Meridian Township Code of Ordinances, Chapter 86, for zoning map amendments, zoning ordinance amendments, special use permits, planned unit developments, and planned residential developments.
 3. Plats. The Land Division Act (Act 288 of 1967 as amended) and Meridian Township Code of Ordinances, Chapter 62, for tentative preliminary, final preliminary, and final plats.
- b. Other procedures as adopted by the Planning Commission or Township Board.

6.3 Format. Public hearings shall be part of regular Commission meetings and shall be conducted according to established written procedures. An example of a typical public hearing format is:

- a. Introduction by the chair (Open public hearing, announcement of procedures, time limits, and protocols for participation by the public, applicants, and their designated representatives).
- b. Summary of subject matter.
- c. Presentation by the petitioner (applicant) or designated representative(s).
- d. Public comments.
- e. Discussion and questioning by Commission members.

- f. Close public hearing.

6.4 Decisions.

- a. A decision on a special use permit, zoning request or ordinance will not be made on the date of the public hearing considering such item.
- b. Written notice of a Commission decision will be sent to the parties directly concerned with the purpose of the hearing, including petitioners or originators of the request for the hearing.

8. PARLIAMENTARY AUTHORITY

Robert's Rules of Order Newly Revised, shall generally govern all questions of procedure not otherwise provided for in these bylaws or by state or federal law, or Township ordinance or policy; EXCEPT, the Planning Commission shall not reconsider a decision without prior authorization from the Township Board.

9. AMENDMENT AND SUSPENSION OF BYLAWS

- 9.1 Amendment. Bylaws not required by state or federal law or Township ordinance may be amended by a two-thirds vote of the Commission, provided fifteen days notice and an opportunity for comment is given to the public.
- 9.2 Suspension. A bylaw may be suspended by a two-thirds vote of Commission members present and voting at a meeting, provided said action is in accordance with established state or federal law, Township ordinance and parliamentary authority.

MERIDIAN TOWNSHIP PLANNING COMMISSION

BYLAWS

June 14, 2017 UPDATE

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2.2 Terms. Term of office shall commence from the date of selection for a period of one year, or until a successor has been selected. Officers shall be eligible for re-election, but shall not serve more than two successive full terms in an office.

2.3 Duties of Officers & Commissioners.

- a. The chair shall preside at all meetings, appoint committees and liaisons to other groups with concurrence from the Commission, authorize calls for special meetings and perform such other duties as may be specified by the Commission.
- b. The vice-chair shall act in the capacity of the chair in the chair's absence.
- c. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of vice-chair for the unexpired term.
- d. The secretary shall perform those duties as assigned by the Michigan Planning Enabling Act (Act 33 of 2008 as amended), and such other duties as may be assigned from time to time by the Commission.

- e. Members of the Commission who are absent from more than three (3) consecutive, regularly scheduled Commission meetings and work sessions or more than thirty (30) percent of the regularly scheduled Commission meetings and work sessions in a calendar year shall be subject to review and possible recommendation for removal to the Township Board. Exceptions may be made if absences are due to the conduct of other business as authorized by the Commission.
- f. Members shall comply with the definition of “conflict of interest” found in Section 2-287(d) of the Code of Ordinances. Members who have a conflict of interest shall not vote or participate in any consideration of that matter, such action to be recorded in the meeting record. Failure of a member to disclose a potential conflict constitutes malfeasance in office.

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 - c. Recommendations as to the general character, extent and layout for the redevelopment or rehabilitation of blighted areas.
 - d. Evaluate and prepare recommendations related to the administration and enforcement of the subdivision of land.
 - 2. Conduct studies and surveys related to Township planning and development.
 - 3. Review for character, location, and extent and recommend approval or disapproval of public improvements, prior to construction or authorization for construction of a street, square, park, playground, public way, ground, or other open space, or public building or other building.
 - 4. Promote public education and citizen participation in the Township master plan.

- B. The Land Division Act (Act 288 of 1967 as amended)
 - 1. Recommend approval, modification or disapproval of plats in accordance with Chapter 62 of the Meridian Township Code of Ordinances.
- C. The Michigan Zoning Enabling Act (Act 110 of 2006 as amended)
 - 1. Hear and decide special use permits.
 - 2. Formulate and recommend ordinances, including their amendments or revisions.
 - 3. Evaluate and prepare recommendations related to the administration and enforcement of the zoning ordinance.
- ~~D. The Meridian Charter Township Code Of Ordinances, Chapter 2, Article VI, Division 5~~
 - ~~1. Recommend to the Township Board a member of the Commission to serve on the Zoning Board of Appeals.~~
 - ~~2. Make recommendations for the selection of consultants and determination of basis for compensation to the Township Board.~~

4. COMMITTEES

- 4.1 Purpose. The Commission may establish committees and/or designate liaisons to other Township bodies necessary to assist it in fulfilling its responsibilities and goals.
- 4.2 Appointment. Committee members or liaison members shall be appointed by the chair, with concurrence from the Commission.
- 4.3 Assignment of Duties. The Commission shall define the purpose, functions, tenure, selection of the chair, meeting and reporting requirements for its committees. A committee may be discharged from its responsibilities by the Commission.
- 4.4 Public Participation. Committees shall meet requirements for public participation and access to records as provided for in 5.11 and 5.12 of these bylaws.

5. MEETINGS

- 5.1 Regular Meetings. The Commission shall hold no fewer than four regular meetings each year. In addition, work sessions may be scheduled for informal consideration of business, providing no official actions or decisions are taken at these sessions. All meetings and work sessions shall comply with the provisions of the Freedom of Information Act.

- 5.2 Special Meetings. Special meetings may be called by the chair. The chair shall call a special meeting at the written request of three or more members of the Commission. Commission members shall be notified at least 48 hours prior to the meeting. Notification may be by e-mail or telephone and shall include the purpose of the meeting. Public notice of special meetings shall be in accordance with the Open Meetings Act (Act 267 of 1976 as amended).
- 5.3 Meeting Schedule. A schedule of the Commission's regular meetings including date, time and place shall be established for each calendar year in accordance with the Open Meetings Act (Act 267 of 1976 as amended). Notice of such schedule, shall be available to the public no later than ten days after the first meeting of the Commission in each calendar year. A change in the regular meeting schedule shall be posted within three days after the meeting at which the change is made.
- 5.4 Quorum. A majority of members shall constitute a quorum for the transaction of business at meetings unless otherwise specified in these bylaws. The chairperson may postpone or reschedule a meeting in the event a quorum will not be present upon proper notification in accordance with the Open Meetings Act (Act 267 of 1976 as amended).
- 5.5 Resolutions and Motions. All resolutions and motions of a substantive nature shall be made in writing. The name of the originator and seconder, the findings of fact, and the rationale for action shall be recorded in the minutes.
- 5.6 Voting. Voting shall be by voice except that a roll call vote will be taken and recorded for all decisions made by resolution, or when requested by a member of the Commission.
- 5.7 Decisions. Providing a quorum is present, a simple majority of those present and voting shall be required for Commission action. Exceptions shall include:
- a. Adoption of the Master Plan, or any part thereof, including extensions, additions, revisions or other amendments all of which shall require the affirmative vote of at least six members.
 - b. Any other action which by law, Township ordinance or parliamentary authority requires otherwise.
- 5.8 Agenda.
- a. An agenda shall be established for each meeting of the Commission by designated Township staff and the chair, and shall be made available to Commission members and the public in advance of the meeting. The chair shall determine the order of business, unless otherwise amended by the Commission.
 - b. Agenda items to be considered at a special meeting shall be limited to those included in the call to meeting, unless all members are present and vote otherwise.

- ~~c. No more than three public hearings may be scheduled for a regular meeting of the Commission. The chair may approve exceptions when this bylaw would cause substantial backlog in Commission business.~~
- d. A typical agenda may include:
 - 1. Call to order
 - 2. Public Remarks
 - 3. Approval of agenda
 - 4. Approval of Minutes
 - 5. Communications
 - 6. Public Hearings
 - 7. Unfinished Business
 - 8. Other Business (as applicable)
 - 9. Announcements
 - 10. Public Remarks
 - 11. Adjournment

5.9 Public Participation.

- a. All regular and special meetings, work sessions, and committee meetings shall be open to the public subject to the provisions of the Open Meetings Act (Act 267, 1976 as amended).
- b. Opportunity shall be provided for public comment at meetings in accordance with established Commission and Township policies and procedures, which include:
 - 1. The number of persons admitted to a meeting room will be in keeping with public safety requirements and availability of space. Efforts will be made to provide adequate room to accommodate those in attendance.
 - 2. Established protocols for public participation will be announced at the beginning of the meeting.
 - 3. Opportunity to speak will be granted either under Public Remarks, or during a public hearing, as most appropriate.
 - 4. Members of the public wishing to speak must first fill out and hand in a request form.

5. Members of the public will identify themselves by name and address prior to presenting their comments.
 6. A member of the public will be provided no less than three minutes to speak. Reasonable time limits may be imposed to insure everyone desiring to speak has an opportunity to speak.
 7. All written communications will become part of the Commission record.
 8. The chair may invite members of the public to participate in informal discussion on all or selected agenda items during Commission work sessions.
- c. The chair may call to order any person who disrupts the orderly conduct of a meeting and prohibit such person from further participation or attendance at such meeting.
- 5.10 Records. Designated Township staff shall be responsible for minutes and other official records of all Commission meetings and actions, including supporting documentation. Notice of meetings, minutes and records shall be available to the public in accordance with the Freedom of Information Act (Act 442 of 1976 as amended).
- 5.11 Reporting Requirements. The Commission shall provide for timely transmission of such reports or recommendations as are required by State law, Township ordinance or Board policy. Examples of reporting requirements include:
- a. Planning.
 1. The secretary of the Commission shall prepare and distribute a notice the Commission intends to prepare a Master Plan and requesting cooperation and comment to:
 - a. Each municipality contiguous to Meridian Township.
 - b. Tri-County Regional Planning Commission
 - c. Ingham County Board of Commissioners.
 - d. Each public utility company and railroad company owning or operating a public utility or railroad within Meridian Township that registers its name and mailing address for this purpose with the Commission.
 - e. Any government agency that registers its name and mailing address for this purpose with the Commission.
 - f. Ingham County Road Department and Michigan Department of Transportation.

2. The secretary of the Commission shall distribute the completed Master Plan draft after receiving Township Board authorization to the following:
 - a. Each municipality contiguous to Meridian Township.
 - b. Tri-County Regional Planning Commission.
 - c. Ingham County Board of Commissioners including a statement signed by the secretary of the Commission that each municipality contiguous to Meridian Township and the Tri-County Regional Planning Commission were notified of the intent to prepare a Master Plan.
 - d. Each public utility company and railroad company owning or operating a public utility or railroad within Meridian Township which has registered its name and address; and reimburses Meridian Township for copying and mailing costs.
 - e. Any government agency which has registered its name and mailing address with the secretary of the Commission and reimburses Meridian Township for copying and mailing costs.
 - f. Ingham County Road Department and Michigan Department of Transportation.
3. The secretary of the Commission shall distribute a copy of the adopted Master Plan to each entity which received a copy of the draft Master Plan.

b. Zoning. Following the hearing on a proposed Zoning Ordinance, or its amendment, the Commission shall submit any comments received at the hearing and its proposed zoning ordinance including any maps and recommendations to the Township Board for final action thereon, as specified in the Michigan Zoning Enabling Act (Act 110 of 2006 as amended) and Chapter 86 of the Township Code of Ordinances.

c. Annual Report. The Commission shall make an annual written report concerning its operations and the status of planning activities, including recommendations regarding actions by the Township Board related to planning and development; and on the administration and enforcement of the zoning ordinance and recommendations for amendments or supplements to the ordinance. The secretary of the Commission shall transmit the report to the Township Board.

5.12 Limit on Introduction of Agenda Items. Agenda items shall not be introduced for discussion or a Public hearing opened after 10:00 p.m. The chair may approve exceptions when this bylaw would cause substantial backlog in Commission business.

6. PUBLIC HEARINGS

6.1 Purpose.

- a. Public hearings shall be held:
 1. Prior to the adoption of any part of the master plan or any extension, addition, revision or other amendment thereof.
 2. Prior to making a recommendation to the Township Board of any amendment to the Township Zoning Ordinances or of other zoning requests.
 3. For consideration of special use permits.
 4. For other matters as required by statute or Township Zoning Ordinance.
- b. Public hearings may also be held for informational purposes. Reasons for holding informational hearings include but not limited to:
 1. To seek citizen input on any appropriate subject.
 2. To educate the public on selected issues or proposed actions related to planning and development and enhance public understanding or acceptance.

6.2 Notice.

- a. Notice of public hearings, including time, place, and purpose shall be made in conformance with applicable statutes and ordinances. Examples of noticing requirements include:
 1. Planning. The Michigan Planning Enabling Act (Act 33 of 2008 as amended) for adoption and amendment of a master plan.
 2. Zoning. The Michigan Zoning Enabling Act (Act 110 of 2006 as amended) and Meridian Township Code of Ordinances, Chapter 86, for zoning map amendments, zoning ordinance amendments, special use permits, planned unit developments, and planned residential developments.
 3. Plats. The Land Division Act (Act 288 of 1967 as amended) and Meridian Township Code of Ordinances, Chapter 62, for tentative preliminary, final preliminary, and final plats.
- b. Other procedures as adopted by the Planning Commission or Township Board.

6.3 Format. Public hearings shall be part of regular Commission meetings and shall be conducted according to established written procedures. An example of a typical public hearing format is:

- a. Introduction by the chair (Open public hearing, announcement of procedures, time limits, and protocols for participation by the public, applicants, and their designated representatives).
- b. Summary of subject matter.
- c. Presentation by the petitioner (applicant) or designated representative(s).
- d. Public comments.
- e. Discussion and questioning by Commission members.
- f. Close public hearing.

6.4 Decisions.

- a. A decision on a special use permit, zoning request or ordinance will not be made on the date of the public hearing considering such item.
- b. Written notice of a Commission decision will be sent to the parties directly concerned with the purpose of the hearing, including petitioners or originators of the request for the hearing.

~~7. APPEALS~~

~~7.1 Administrative Decisions. A person aggrieved by the action of the Director of Community Planning and Development related to a minor amendment to a Special Use Permit originally approved by the Commission may appeal in writing to the Commission within ten (10) days after the date of such action.~~

- ~~a. The Commission shall hold a hearing on the appeal, following prior notification to the public.~~
- ~~b. Parties to the complaint shall confine their participation to the issues specified in the appeal.~~
- ~~c. The Commission shall notify the appellant in writing of its decision and rationale.~~

~~7.2 Commission Decisions. A person aggrieved by action of the commission related to special use permits may appeal such action in writing to the Township Board within ten (10) days after the date of such action.~~

8. PARLIAMENTARY AUTHORITY

Robert's Rules of Order Newly Revised, shall generally govern all questions of procedure not otherwise provided for in these bylaws or by state or federal law, or Township ordinance or policy; EXCEPT, the Planning Commission shall not reconsider a decision without prior authorization from the Township Board.

9. AMENDMENT AND SUSPENSION OF BYLAWS

- 9.1 Amendment. Bylaws not required by state or federal law or Township ordinance may be amended by a two-thirds vote of the Commission, provided fifteen days notice and an opportunity for comment is given to the public.
- 9.2 Suspension. A bylaw may be suspended by a two-thirds vote of Commission members present and voting at a meeting, provided said action is in accordance with established state or federal law, Township ordinance and parliamentary authority.



To: Members of the Planning Commission

From: Timothy R. Schmitt, AICP

Date: September 8, 2022

Re: Sign Ordinance Update

Staff introduced the completed sign ordinance update to the Planning Commission at their meeting on August 8th. Staff subsequently scheduled a public hearing for the sign ordinance update, in order to continue the process of amending the ordinance. This proposal affects nearly every section of the sign ordinance, creating an extremely content neutral ordinance, while maintaining the overall structure and regulation of the existing ordinance, by and large. Planning Staff and the Township Attorney will be present at the public hearing to answer any questions that may come up.

After the public hearing, Staff will make any changes necessary from the discussion or changes recommended by the Township Attorney and bring the matter back to a future Planning Commission meeting for a recommendation to the Township Board.

Attachments

1. Letter from the Township Attorney, dated September 9, 2022
2. Highlighted/Strikethrough version of updates to Sign Ordinance, showing types of changes
3. Clean version of updates to Sign Ordinance

September 9, 2022

Tim Schmitt
Director of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Via electronic mail

Dear Mr. Schmitt:

Re: Draft Sign Ordinance Review

We completed an initial review of the draft amendments to the Township's sign regulations. As discussed, we have provided some recommendations and feedback but have not redlined the draft at this point. Of course, we are happy to do so or review the implemented draft from the P.C. as the Township desires.

TEMPORARY SIGNS

Temporary signs are a difficult area as it can quickly become content based. We've highlighted and suggested sections below.

We recommend including a specific definition for "Temporary Signs." For example:

SIGN, TEMPORARY

A sign that is installed for a limited period of time, intended to be removed within a time period as specified herein.

Section 13(3)(a). Unless the Township intends to require permits for all temporary signs (which we do not understand Section 20 to require), this section should be amended to specify that that it refers to permits for permanent signs, or to all signs unless otherwise specified.

Section 20 – Temporary Signs. We reviewed the following specific temporary sign regulations for content neutrality under controlling law.



- 1) Section 20(2) – Construction Projects: This section is legally defensible as it regulates the physical aspects of temporary signs related to specific land uses, rather than the content of those signs.
- 2) Section 20(3) – Land for Sale or Lease: This section is legally defensible as well. The focus is not so much on the content of the sign as on the fact that the land is for sale and then the time, place, and manner of the signs.
- 3) Section 20(4) – Election Signs: We recommend removing this section; it raises legal challenges that could be harder to defend. Not only do courts tend to strike down regulations that limit political signs to be displayed during a certain time period before an election (See, e.g., *Dimas v City of Warren*, 939 F. Supp. 554 (E.D. Mich. 1996)), but regulations that favor election / political signs over other types of speech will likely also be struck down.

This regulation is closer to the second category that favors certain types of speech over other types because it allows more leeway for election signs than other signs. While we understand the impetus for this section, it would be difficult to justify why political messages are entitled to this expanded right of expression and not, say, religious messages.

- 4) Section 20(5) – Grand Openings: As true for the Construction Projects and Land for Sales or Lease, this section is likely defensible, especially if the election section is removed, which refocuses the ordinance on commercial endeavors.

With respect to Section 20(2), (3) and (5), there is still a risk that the regulations could be construed as favoring commercial speech over non-commercial by separating out these categories and providing special regulation. To limit any risk here, another option is to implement temporary sign events, giving the Township some discretion over temporary signs without favoring any type of speech over another. This risk would also be reduced by including a substitution clause, also discussed later in this opinion.

Alternative Recommendation-Temporary Sign Event Permits:

For temporary signs, it might be better to implement a system for temporary sign events rather than attempting to impose special regulations for certain events like construction projects, land for sale, grand openings, etc. This approach has the benefit of affording expanded temporary signage to any entity that applies for it, without any concerns about the type of speech being favored or the need to track any specially tailored exceptions. On the downside, imposing an additional permitting process would increase the Township's administrative burden in processing and approving temporary sign event permits.

Under Ordinance Section 13 above, all permanent signs require a permit. The Township could create a separate permitting process for temporary signs with specific regulations for them or, alternatively, the Township include temporary sign regulations in the regular permitting process.

We have provided a rough outline of such regulations which is fairly simple. Depending on the Township's desired approach, we are happy to provide more detailed, specific language.

Temporary Sign Events. *Temporary signs in excess of the maximum square footage and height limitations set forth in Section 86-690(1)(c) & (d) or exceeding the maximum display time set out in Section 86-690(1)(g) may be permitted if a Temporary Sign Event Permit is issued by the Township.*

- a. *After the issuance of a temporary sign permit by the Township, it shall be unlawful to change, alter, modify, or otherwise deviate from the approved permit, without first amending the permit or applying for a new permit.*
- b. *An application for a temporary sign permit shall be made in writing on forms furnished by the Township and shall include the following information:*
 - i. *The name, address, and telephone number of the person requesting the sign permit.*
 - ii. *The location by street address where the sign is proposed to be installed.*
 - iii. *A written description of the requested signage, the duration for which the signage will be displayed, the dimension of the signage, and the event at which the signage will be displayed.*
- c. *A temporary event sign permit shall be terminated and all temporary signs subject to the permit shall be removed at the first to occur of the following:*
 - i. *The expiration of the event identified in the application for a temporary sign permit.*
 - ii. *The passage of 60 days from the date the temporary sign permit is issued.*
 - iii. *The applicant's failure to correct any deviation from the approved application or any conditions of approval within twenty-four hours written notice of the same.*
 - iv. *The applicant's failure to maintain all signs in good repair or to ensure all signs are fastened securely to a supported structure, if the same is not corrected within twenty-four hours written notice.*

DRIVE-THROUGH ACCESSORY SIGNS

A specific definition and some additional language for drive-through accessory signs can increase clarity and ease of enforcement in this Section. As written, Section 17(5) is not clearly limited to a certain type of signage, rather than any signs displayed at or by a drive through business. For example, it could be read to prohibit the placement of signs in the front yard of such a commercial establishment.

We recommend including a definition of “Drive-Through Accessory Signs” to differentiate these signs from other signs that might be located at a Drive-Through business (such as a directional signs).

To further reduce potential ambiguity, we also recommend adding language at the beginning of the section providing that *“in addition to the freestanding and directional signs allowed under the provisions of this Article, no more than two Drive-Through Accessory Signs are allowed at any Drive-Through Business, subject to the following...”* This would be similar to the language found in Section 17(3) for service station signs.

FLAGS

Flags can be a difficult area and we understand the Planning Commission considered but did not finalize draft language. We took the opportunity to review the discussion with comments below.

Again, the definition could be updated to clarify that a flag is a sign under the ordinance. This can be achieved with a slight edit: *“A sign consisting of a piece of durable fabric or similar material, anchored along one side and attached to a permanent, freestanding pole or attached to a building.”*

The 60 square feet exception in 13(b) for the flag of the United States could be viewed as content based. All flags could be permitted at 60 square feet, which would remove the exception and any reference to content. Alternatively, we could explore the strength of the compelling governmental interest regarding the United States flag that could allow a content based restriction, which may also require expanding any exception to other sovereign states, such as the State of Michigan.

Subsection 13(d) can be moved to 13(g) simply as an additional regulation of flag poles.

Below is the language for flags previously proposed. We have provided our comments and suggestions in *italics* and draft language in *italicized underline*:

- (13) Flags. Flags shall be permitted on any property *without a sign permit. All flags are* subject to the following:
- a. A maximum of two flags shall be permitted on any building or property.
 - b. Any flag shall be no larger than 60 square feet. ~~for a United States flag or 24 feet square feet for any other flags.~~ *As noted, we recommend using a 60 square feet limitation for all flags to avoid it being impermissibly content-based.*
 - c. ~~In non-residential zoning districts, any commercial message on a flag shall count against the permitted wall sign allowance for the tenant or building owner.~~ *We recommend removing sub-section 13(c) completely. It creates some confusion with the*

other regulations for wall signs and limits flags in non-residential districts significantly, which could be problematic.

- d. Flagpoles may be illuminated, subject to the standards in this Ordinance. Move to subsection (g).
- e. The lowest point of the flag shall be a minimum of 10 feet above the surrounding grade, sidewalk, or pavement, whichever is higher. *Ten feet could be very high for some districts and residential uses. Consider instead: “Flags shall be installed in a manner that will not impede pedestrian or vehicular traffic.” OR “No part of any banner, sign, flag, or flagpole shall be hung, attached, or erected in any manner as to project into the right-of-way.” This language might also remove the need for subsection (f). The Township could differentiate between freestanding flag poles and flags that are mounted on a building, if desired, by specifically providing different height pole length requirements for mounted flag poles.*
- f. A flag shall extend no more than five feet above any roofline. *As a sign, the language from Section 14(6) would preclude any flags from being mounted on rooftops.*
- g. Flagpoles shall be subject to the following:
 - i. Be setback a minimum of 10 feet from any property line. *Alternatively, the language could be: “Be set back from all property lines by a distance that is equal to the height of the flagpole.” This could provide some flexibility but provide suitable regulation.*
 - ii. Not exceed 40 feet in height.
 - iii. ~~All flagpoles on non-residential properties shall be designed or engineered for commercial applications and constructed of commercial grade materials and shall be properly maintained by the property owner. We recommend removing this subsection since flagpole installation already requires a building permit, which should take care of these issues.~~
 - iv. No flagpole shall be installed without obtaining a building permit.
 - v. ~~The location or placement of the flagpole is subject to the approval of the Director of Community Planning and Development. The lack of approval standards here as drafted would be problematic. Setbacks and other objective criteria can be utilized to ensure placement will not be a hazard.~~

PURPOSE STATEMENT

We recommend a robust purpose statement that includes both a set of factual findings describing the problem or issue that prompted the regulation as well as a statement of goals that the regulations are meant to accomplish. Below is an example of such an approach which could be tailored for the Township.

The purpose of this Article is to regulate signs within the Township so as to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of sight distance; promote public convenience; preserve property values; support and complement land use objectives as set forth in the Master Plan and this Ordinance; and enhance the aesthetic appearance and quality of life within the Township. The standards contained herein are intended to be content neutral.

These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the Township so as to:

- a. Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.*
- b. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.*
- c. Reduce visual pollution and physical obstructions caused by a proliferation of signs which would diminish the Township's image, property values and quality of life.*
- d. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.*
- e. Prevent placement of signs which will conceal or obscure signs of adjacent uses.*
- f. Protect the public right to receive messages and engage in expressive conduct protected by the First Amendment of the U.S. Constitution.*
- g. The regulations and standards of this Article are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, protection of property values, and are intended to be content neutral.*
- h. Prevent signs from conflicting with other allowed land uses.*
- i. Maintain and improve the image of the Township by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and*

harmonious with their surroundings. This includes preventing light trespass onto adjacent properties.

- j. Regulate portable signs as necessary to avoid negative impacts on traffic safety and aesthetics.*

NONCONFORMING SIGNS; SUBSTITUTION CLAUSE

Section 12(7) addresses changing the of message of any sign, but refers to the entire “Article,” not just “this section,” meaning only nonconforming signs.

But we also recommend a general substitution clause that does apply to the entire article allowing non-commercial messages to be substituted for commercial messages on any sign. This will further clarify that the Township’s regulations do not favor commercial speech over non-commercial speech (as discussed above in relation to temporary signs). Sample language is included below:

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is permitted under the provisions of this Article without consideration of message content. This provision applies to all signs.

ENSURE SUFFICIENT GUIDANCE

Section 14(12)(f) (number and/or location of signs) also requires the approval of the Director but does not provide standards to guide the review. We recommend removing this requirement or providing objective standards for the decision making process.

We hope you find these recommendations helpful. Please do not hesitate to contact us if you have any questions or concerns. We will also plan on being in attendance on September 12 and will be happy to answer any questions the Planning Commission has at that meeting.

Sincerely,



MATTHEW A. KUSCHEL
ASSOCIATE

Direct: 517.381.3162

mkuschel@fsbriaw.com

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 7, SIGNS AND ADVERTISING STRUCTURES, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE REGULATIONS FOR SIGNS IN THE TOWNSHIP

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended in the following locations to modify and add the following definitions as follows:

BANNER

Any removable fabric, cloth, paper, or other non-rigid material, installed in a temporary fashion on a building, property, or other site amenity, and not enclosed in a frame.

CANOPY

An overhanging shelter extending outward from a building ~~in excess of two feet. Signs may be erected on canopies, provided that they do not extend above the roof line or cornice.~~ A parapet wall is not a canopy.

FREESTANDING SIGN

~~A structure erected for the purpose of advertising a business or activity on the same parcel. Such structures shall not be attached to a building which may be located on the same parcel. Such a sign may also be known as a pylon sign.~~

FLAG

A piece of durable fabric or similar material, anchored along one side and attached to a permanent, freestanding pole or attached to a building.

MAJOR CONSTRUCTION PROJECT

As used in this Article, a Major Construction Project shall be any infrastructure project or major redevelopment of an existing property that has a direct impact on five (5) or more adjacent businesses.

MURAL

Any graphic design, such as, but not limited to, a mosaic, picture, scene, or diagram painted on any ~~exterior wall of a building~~ which does not contain any brand name, product name, logo, trademark, trade name, identifiable commercial representation, or any other commercial message or advertising, whether by spelling, abbreviating, depiction, or otherwise.

OUTDOOR ADVERTISING STRUCTURES

Those permanent signs and billboards, ~~permanent or portable,~~ which may be erected for the purposes of advertising businesses ~~located within the Township and~~ which are may or may not be not located on the same parcel, ~~as the business which they advertise.~~

SIGN

A ~~name, identification, description,~~ display, or illustration which is affixed to, painted on, or otherwise located or set represented indirectly upon a building, structure, or piece of land parcel, or lot and which directs attention to an object, place, product, activity, person, institution,

1 organization, or business and which is visible from any public street, sidewalk, alley, park, public
2 property or from other private property, but not including signs which are directed at persons
3 within the premises of the sign owner.

4
5 **SIGN, CANOPY**

6 A sign that is displayed or affixed flat on the surface of a canopy and does not extend beyond
7 the limits of the canopy. Such signs are considered wall signs for the purpose of regulation.

8
9 **SIGN, DEVELOPMENT ENTRY**

10 A freestanding sign that is installed at the road entrance(s) to a development to identify the
11 overall development project, rather than individual businesses or uses within the development.

12
13 **SIGN, ELECTRONIC MESSAGE**

14 A sign or portion of a sign that displays an electronic image using changing lights or similar forms
15 of electronic display to form a message. This includes, but is not limited to, television screens,
16 plasma screens, digital screens, flat screens, LED or LCD displays, flipper matrix, and holographic
17 displays.

18
19 **SIGN, FREESTANDING**

20 A sign that is attached to a self-supporting structure other than a building. The support structure
21 shall be placed in or below the ground and not attached to any other structure.

22
23 **SIGN, PROJECTING**

24 A sign that is affixed in a non-parallel manner to the wall of a building, extending outward from
25 the building.

26
27 **SIGN, WALL**

28 A sign that is affixed parallel to the wall or window of a building, not projecting above the top
29 wall or beyond the end of the building. For the purposes of this ordinance, signs affixed to the
30 sloping surface of a mansard roof or canopy shall be considered a wall sign.

31
32 **SIGN, WINDOW**

33 A sign that is affixed to a window in a manner that does not create any projection away from the
34 window pane on which the sign is installed.

35
36 **Section 2.** Section 86-368, RR District: One-Family Rural Residential District, is hereby amended at
37 Subsection (b)(2)b.6. to read as follows:

- 38
39 6. There shall be no external evidence of a home occupation except one nonilluminated sign not
40 exceeding two square feet in surface display area and attached flat against the building. ~~In~~
41 ~~accordance with the sign regulations specified in 5-86-685 of the Code of Ordinances.~~

42
43 **Section 3.** Section 86-376, Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is
44 hereby amended at Subsection (f)(7) to read as follows:

- 45
46 (7) Signs. ~~Signs identifying any of the permitted uses in this district~~ shall be installed in
47 accordance with those requirements specified in Article VII of this chapter.

1
2 **Section 4.** Section 86-402, Standards Applying to All Uses, is hereby amended at Subsection (3) to
3 read as follows:
4

5 **(3) Signs, flags, and banners.**

6 a. Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be **installed in** accordance with
7 those requirements specified ~~in the schedule outlined in Article VII of this chapter.~~

8 ~~(1) Flags and banners. No flags, banners, streamers, or similar devices shall be permitted in these districts~~
9 ~~except as follows: a maximum of two flags or banners, in any combination, containing no commercial~~
10 ~~message, of a size no larger than 60 square feet for a United States flag or 24 feet square feet for all~~
11 ~~other flags or banners shall be permitted on each site in this district. Flagpoles may be illuminated.~~
12 ~~Illumination, if present, shall be from the base of the structure upon which the flag or banner is flown.~~
13 ~~Placement of flags and banners shall be limited to the following locations:~~

14 ~~1. On a building facade. Flags and banners may be flown from a staff projecting at an upward~~
15 ~~angle from a building wall. Flags and banners displayed from staffs shall be positioned~~
16 ~~with the lowest point of the flag, banner, or staff a minimum of 10 feet above the~~
17 ~~surrounding grade, sidewalk, or pavement whichever is higher. The flag, banner, or staff~~
18 ~~shall extend no more than five feet above the roofline.~~

19 ~~2. On a pole. A maximum of one flag pole shall be permitted per site. A maximum of two~~
20 ~~flags or banners may be flown from the flagpole with the lowest portion of any flag or~~
21 ~~banner being a minimum of 15 feet above the ground when draped along the flagpole.~~
22 ~~All flagpoles shall be set back a minimum of 10 feet from the street right-of-way lines. The~~
23 ~~height of the flagpole shall not exceed a maximum of 40 feet. No flagpole shall be installed~~
24 ~~without obtaining a building permit. The location or placement of the flagpole is subject~~
25 ~~to the approval of the Director of Community Planning and Development. All flagpoles~~
26 ~~shall be designed or engineered for commercial applications and constructed of~~
27 ~~commercial grade materials and shall be properly maintained by the property owner.~~

28
29 **Section 5.** Section 86-431, MP District: Mobile Home Park District, is hereby amended at
30 Subsection (b)(6) to read as follows:
31

32 (6) Signs. ~~Signs shall be installed in accordance with those requirements specified in Article VII of this~~
33 ~~chapter pertaining exclusively to the mobile home park are permitted in accordance with the~~
34 ~~provisions of Subsection 86-685(d).~~

35
36 **Section 6.** Section 86-433, CR District: Commercial Recreation District, is hereby amended at
37 Subsection (d)(5) to read as follows:
38

39 (5) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be **installed in** accordance
40 with those requirements specified in Article VII of this chapter. ~~No banners, flags, streamers, or~~
41 ~~similar devices for advertising or promotional purposes shall be permitted.~~

42
43 **Section 7.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
44 Subsection (c)(4) to read as follows:
45

46 (4) Restaurants, without drive-in facilities, open to the general public, provided that the following
47 requirements are met:

- 1 a. Restaurants may be located in buildings permitted by right in this district or permitted by a
- 2 special use permit, provided that the building contains a minimum of 75,000 square feet of
- 3 gross floor area.
- 4 b. Restaurants under this provision shall be limited to one per building, not to exceed 10% of the
- 5 building's gross floor area.
- 6 c. Restaurants under this provision shall only be accessible from within the principal use or
- 7 building; direct outside entrances to restaurants shall not be allowed.
- 8 ~~d. There shall be no exterior wall signs or freestanding signs indicating a restaurant use within a~~
- 9 ~~building located in the research park district.~~
- 10 e.d. Restaurants shall provide off-street parking for a restaurant use in addition to the off-street
- 11 parking required for the principal use.

12
13 **Section 8.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
14 Subsection (f)(7) to read as follows:

- 15
16 (7) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be **installed** in accordance
17 with those requirements specified in Article VII of this chapter. ~~No banners, flags, streamers, or~~
18 ~~similar devices for advertising or promotional purposes shall be permitted.~~

19
20 **Section 9.** Section 86-435, I District: Industrial District, is hereby amended at Subsection (f)(6) to
21 read as follows:

- 22
23 (6) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be **installed** in accordance
24 with those requirements specified in Article VII of this chapter. ~~No banners, flags, streamers, or~~
25 ~~similar devices for advertising or promotional purposes shall be permitted.~~

26
27 **Section 10.** Section 86-437, AG District: Agriculture District, is hereby amended to read as follows:

- 28
29 (a) [UNCHANGED]
- 30 (b) [UNCHANGED]
- 31 (c) [UNCHANGED]
- 32 (d) Permitted accessory uses and structures. The following accessory uses and structures shall be
33 permitted by right in the agriculture district.
- 34 (1) Temporary or seasonal sales of items produced on the farm, not including products requiring
35 manufacturing or mechanical processing.
- 36 (2) Temporary or seasonal roadside sales of items produced on the farm, subject to the following
37 provisions:
- 38 a. A farm sales stand shall be setback 25 feet from a road pavement edge.
 - 39 b. Only one farm sales stand shall be permitted for every 600 feet of frontage.
 - 40 c. Such farm sales stand shall not be located within 100 feet of the intersection of the right-
41 of-way lines of any two public streets.
 - 42 ~~d. Signage shall be permitted in accordance with the standards found in Article VII, Signs and~~
43 ~~Advertising Structures. One sign per farm sales stand shall be permitted. The surface~~
44 ~~display area shall not exceed six square feet.~~
 - 45 ~~e. No sign advertising a farm sales stand shall be located within 100 feet of the intersection~~
46 ~~of the right-of-way lines of any two public streets.~~
- 47 (3) Home occupations, subject to the provisions of Subsection 86-368(b)(2).

- 1 (4) Temporary buildings associated with construction of permanent buildings. Such buildings
- 2 shall be removed upon the completion or abandonment of the construction work and before
- 3 issuance of an occupancy permit.
- 4 (5) Barns, silos, equipment storage, and similar structures customarily incidental to the permitted
- 5 principal use and structures.
- 6 (6) Manure storage incidental to the raising of farm animals, provided no such storage area shall
- 7 be permitted within 200 feet of any other zoning district boundary.

8 (e) [UNCHANGED]

9 ~~(f) Signs:~~

10 ~~(1) The following signs shall be permitted for all uses in the agriculture district, in accordance~~

11 ~~with Article VII of this chapter:~~

12 ~~a. Sale or lease of property signs.~~

13 ~~b. Home occupations.~~

14 ~~c. Temporary political signs.~~

15 ~~(2) Commercial uses permitted in the agriculture district may, in addition to the above signs, have~~

16 ~~one sign placed flat against the main building. The surface display area of such sign shall not~~

17 ~~exceed 25 square feet and the sign shall not project above the cornice or roof line.~~

18

19 **Section 11.** Section 86-681, Purpose, is hereby amended to read as follows:

20

21 It is the purpose of this article to regulate the size, height, location, placement, design, construction, and

22 general appearance of all manner of privately owned signs and outdoor advertising structures in order to

23 promote them, minimize any negative impacts on the public health, safety, morals, convenience, and general

24 welfare, as well as the stated purposes of this chapter. These purposes include the enhancement of the

25 aesthetic desirability of the environment and the reduction of hazards to life and property in the

26 Township. This Article recognizes that signs and outdoor advertising structures are necessary to help

27 satisfy the communication and identification needs of township residents and businesses, while also

28 recognizing that failure to regulate them may lead to poor identification and communication for individual

29 businesses, deterioration and blight of business and residential areas, increase conflicts between land

30 uses, and increase the potential for distracted driving on the Township's roadways.

31

32 **Section 12.** Section 86-682, Existing nonconforming signs, is hereby amended to read as follows:

33

34 (1) Purpose. It is the intent of this article to permit the continuance of a lawful use of any sign or

35 outdoor advertising structure existing at the effective date of this chapter, although such sign or

36 outdoor advertising structure may not conform with the provisions of this chapter. It is the intent

37 of this article that nonconforming signs and outdoor advertising structures shall not be enlarged

38 upon, expanded or extended. Further, it is the intent of this article that nonconforming signs and

39 outdoor advertising structures shall be gradually eliminated and terminated upon their natural

40 deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor

41 advertising structures within the Township shall be subject to the conditions and requirements

42 set forth in this article.

43

44 (2) Structural changes. The faces, supports, or other parts of any lawful nonconforming sign or

45 outdoor advertising structure shall not be structurally changed, altered, substituted, or enlarged

46 unless the resultant changed, altered, substituted, or enlarged sign or outdoor advertising

1 structure conforms to the provision of this chapter for the district in which it is located, except as
2 otherwise provided for in this article.

3
4 (3) Repairs, alterations, and improvements. Nothing in this article shall prohibit the repair,
5 reinforcement, alteration, improvement, or modernizing of a lawful nonconforming sign or
6 outdoor advertising structure; provided, that such repair, reinforcement, alteration,
7 improvement, and modernizing do not exceed an aggregate cost of 30% of the appraised
8 replacement cost thereof ~~as of the effective date of this chapter~~, as determined by the Director
9 of Community Planning and Development, unless the subject sign or outdoor advertising structure
10 is changed by such repair, reinforcement, alteration, improvement, or modernizing to a
11 conforming structure. ~~Nothing in this article shall prohibit the periodic change of message on any
12 outdoor advertising structure.~~

13
14 (4) Restoration of damage. Any lawful nonconforming sign or outdoor advertising structure damaged
15 by fire, explosion, an act of God, or by other accidental causes may be restored, rebuilt, or
16 repaired; provided, that the estimated expense of reconstruction does not exceed 50% of the
17 appraised replacement cost thereof, as determined by the Director of Community Planning and
18 Development.

19
20 (5) Discontinuance or abandonment. Whenever the activity, business, or usage of a primary premises
21 to which a sign is attached or related has been discontinued for a period of 90 days or longer, such
22 discontinuance shall be considered conclusive evidence of an intention to abandon legally the
23 nonconforming sign attached or related thereto. At the end of this period of abandonment, the
24 nonconforming sign shall either be removed or altered to conform with the provisions of this
25 chapter.

26
27 (6) Elimination of nonconforming signs. The Township Board may acquire any nonconforming sign or
28 outdoor advertising structure with or without acquiring the property on which such sign or
29 structure is located by condemnation or other means and may remove such sign or structure.

30
31 ~~(6)(7) Change of Message. Nothing in this article shall prohibit changing of the message of any
32 sign to reflect the change of a business name being advertised by a sign, nor the periodic change
33 of message on any outdoor advertising structure, as long as structural changes are not being made
34 to the sign.~~

35
36 **Section 13.** Section 86-683 is hereby renamed Administration and is amended to read as follows:

37
38 (1) Review and Approval of Signs. All new or replacement signs for any structure, property, or use
39 shall be reviewed and approved by the Community Planning and Development Director or their
40 designee, unless otherwise specified.

41
42 (2) Review Standards. The Community Planning and Development Director shall review the proposed
43 sign based on the standards found herein.

44
45 (3) Permitting.

- 1 a. It shall be unlawful to display, erect, relocated, alter, or otherwise change any signs
2 without obtaining a permit.
- 3 b. After the issuance of a permit by the Township, it shall be unlawful to change, alter,
4 modify, or otherwise deviate from the approved permit, without first amending the
5 permit or applying for a new permit.
- 6 c. An application for a permit shall be made in writing on forms furnished by the Township.
- 7 d. The application for a permit shall include the following information:
- 8 i. The name, address, and telephone number of the person requesting the sign
9 permit.
- 10 ii. The name, address, and telephone number of the contractor installing the sign.
- 11 iii. The location by street address where the sign is proposed to be installed.
- 12 iv. Site plan and elevation drawings of the proposed sign, drawn to scale, including
13 the location of the proposed sign on the property and/or building, the location of
14 any existing signs on the property and/or building, the dimensions of the
15 proposed sign, the construction materials proposed for the sign, and the method
16 of lighting for the sign.
- 17 v. An application for, and all necessary information, an electrical permit for all signs
18 with electrical connections.
- 19 vi. The signature of the owner or the owner's authorized agent.
- 20 vii. The value of the sign being installed.
- 21 a-e. The replacement of only the sign face, with no other structural, electrical, or other
22 physical changes to the sign, shall not require a permit.

23 ~~The provisions of this article shall be enforced in the manner provided elsewhere in this chapter.~~

24

25 **Section 14.** Section 86-684 is hereby renamed Regulations for Signs in All Districts and is amended to
26 read as follows:

27

28 (1) Any sign not expressly permitted in a district is prohibited in such district.

29

30 (2) Signs and advertising structures shall be located on the premises to which the sign is accessory,
31 unless otherwise specified herein. may be permitted for identification of premises, for providing
32 information relative to the functions of the premises, or for advertising with the particular
33 limitations for use as specified in this article. In this article, whenever a maximum surface display
34 area per side of any sign or advertising structure is specified, such surface display area shall be
35 computed as follows:

36

37 (3) Whenever a maximum surface display area per side of any sign or advertising structure is
38 specified, such surface display area shall be computed as follows:

39

40 a. If a sign has only one exterior face, the surface display area of that face shall not exceed
41 the specified maximum.

42 b. If a sign has two exterior faces, the surface display area of each face shall not exceed the
43 specified maximum.

44 c. If a sign has more than two exterior faces, the sum of the surface area of all the faces shall
45 not exceed twice the specified maximum.

46

47 (4) No sign or outdoor advertising structure may have moving parts or moving or flashing lights.

1
2 (5) No banners, streamers, or similar devices shall be permitted, unless otherwise specified herein.

3
4 (6) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs
5 shall be mounted on a roof.

6
7 (7) All signs shall be installed so as to comply with the Sight Triangle regulations found in Section 86-
8 474 of this Ordinance.

9
10 (8) Traffic Control Signs. Signs purely for traffic regulation or control within the project may be utilized
11 as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices
12 (MMUTCD). Traffic control signs not listed in the MMUTCD shall be reviewed by the Department
13 of Public Works and Engineering for a determination that the sign is warranted. All such traffic
14 control signs shall not require a permit or count against maximum permitted sign areas for a
15 project but shall be installed on private property.

16
17 (9) An additional three-square feet of surface display area shall be permitted for any freestanding
18 sign in any zoning district to accommodate the street number of the structure. The street number
19 shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.

20
21 (10) Signs shall not revolve or move in any manner.

22
23 (11) Any sign that creates a visual or safety hazard may be ordered to be removed by the Director of
24 Community Planning and Development.

25
26 (12) Directional Signs. On premises directional signs that aid traffic flow shall be permitted subject to
27 the following:

28
29 a. Located a minimum of five (5) feet from any property line.

30 b. Shall be located on private property. No such signs shall be permitted in the public right
31 of way.

32 c. No larger than three (3) square feet.

33 d. No taller than six (6) feet.

34 e. May be illuminated, subject to the standards of this Article.

35 f. The number and location of directional signs shall be subject to the approval of the
36 Director of Community Planning and Development.

37
38 (13) Window signs. Window signs shall be permitted subject to the following:

39 a. A window sign shall be installed on the inside of a window or on the exterior of a window
40 so as not to project from the window pane on which the sign is painted or affixed.

41 b. No not exceed more than 40% of the surface area of the window may be used for window
42 signs, in which they are displayed.

43 c. The total amount of window signage shall not exceed 10% of the building face of which
44 the window is a part.

45
46 **Section 15.** Section 86-685, Signs in Residential Districts, is hereby amended to read as follows:

1
2 Signs proposed for the RR, RRA, RAAA, RAA, RA, RB, RX, RD, RDD, RC, RCC, RN, PRD, and MP zoning districts
3 shall be permitted in accordance with the following regulations.

4 (1) Generally. Any sign not expressly permitted in a residential district is prohibited in such
5 district. Development Entry Sign. A permanent sign may be permitted at each entrance to a
6 residential development, subject to the following regulations:

7 a. Located at least 10 feet back from the front property line.

8 b. Installed in a common area for a development or on private property. No such signs shall
9 be installed in the public right of way without express written approval of the Ingham
10 County Road Department.

11 c. No larger than 32 square feet in size.

12 d. No taller than six feet in height.

13 e. One such sign is permitted at each public entry to a residential development.

14 (2) Nonresidential uses. Signs for any nonresidential use in a residential district shall be permitted
15 subject to the following regulations:

16 a. Located at least 10 feet back from any property line.

17 b. No larger than 25 square feet in size.

18 c. No taller than six feet in height.

19 d. One such sign is permitted for any use under this section.

20 ~~(1)~~

21 ~~(2) RR, RA, RAA, RX, and RB residential districts. Signs in single-family residential districts shall be~~
22 ~~permitted subject to the following limitations:~~

23 ~~(1) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or~~
24 ~~building not exceeding six square feet in surface display area per side on any one lot, such~~
25 ~~sign being placed no closer to the street line than 1/2 the required yard depth.~~

26 ~~(2) Home occupation. One nonilluminated sign announcing a home occupation or professional~~
27 ~~service not to exceed two square feet in surface display area and attached flat against a~~
28 ~~building wall.~~

29 ~~(3) Subdivision. One nonilluminated, temporary sign advertising a recorded subdivision or~~
30 ~~development, not to exceed 50 square feet and not to exceed 20 feet in height. Such sign shall~~
31 ~~require a building permit which shall authorize use of the sign for a period not to exceed two~~
32 ~~years.~~

33 ~~(4) Development entry. A permanent structure, which may be illuminated, may be permitted at~~
34 ~~each entrance to a development and shall be located at least 10 feet back of the street right-~~
35 ~~of-way line. Development entry signs shall be no larger than 32 square feet in surface display~~
36 ~~area. A sign on such structures may include only the names of the development and the~~
37 ~~developer, and the sign and structure shall be harmonious and appropriate in appearance~~
38 ~~with the existing and intended character of the general vicinity.~~

39 ~~(5) Temporary political signs. Not more than one temporary political sign shall be permitted per~~
40 ~~candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are~~
41 ~~not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet~~
42 ~~in surface display area per side. On a corner lot, not more than one temporary political sign~~
43 ~~per candidate may be placed along each of the streets upon which the corner lot has frontage.~~

44 ~~(3) RDD, RD, RC, RN and RCC and multiple-family residential districts. Signs in multiple-family~~
45 ~~residential districts shall be permitted subject to the following limitations:~~

1 ~~(1) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or~~
2 ~~building not exceeding six square feet in surface display area per side on any lot, such sign~~
3 ~~being placed no closer to the street right-of-way line than 1/2 the required yard depth.~~

4 ~~(2) Development entry. A permanent structure, which may be illuminated, may be permitted at~~
5 ~~each entrance to a development and shall be located at least 10 feet back from the street~~
6 ~~right-of-way line. Development entry signs shall be no larger than 32 square feet in surface~~
7 ~~display area. A sign on such structures shall be limited to the name of the development and~~
8 ~~the telephone number to be called for leasing information.~~

9 ~~(3) Signs. Signs purely for traffic regulation or control within the project may be utilized as~~
10 ~~required and shall conform to the Michigan Manual of Uniform Traffic Control Devices.~~

11 ~~(4) Temporary political signs. Not more than one temporary political sign shall be permitted per~~
12 ~~candidate per lot, whether the lot is developed or undeveloped, Temporary political signs are~~
13 ~~not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet~~
14 ~~in surface display area per side. On a corner lot, not more than one temporary political sign~~
15 ~~per candidate may be placed along each of the streets upon which the corner lot has frontage.~~

16 ~~(4) MP mobile home park residential districts. Signs in mobile home park districts shall be permitted~~
17 ~~subject to the following limitations:~~

18 ~~(1) Development entry. A permanent structure which may be illuminated may be permitted by~~
19 ~~Planning Commission approval; provided, that, signs on such structure may include only the~~
20 ~~name of the development and the developer and the sign and structure shall be harmonious~~
21 ~~and appropriate in appearance with the existing and intended character of the general vicinity~~
22 ~~and with the community as a whole.~~

23 ~~(2) Signs. Signs purely for traffic regulation and direction within mobile home parks may be~~
24 ~~utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control~~
25 ~~Devices.~~

26
27 **Section 16.** Section 86-686, Professional and Office districts, is hereby amended to read as follows:
28

29 Signs proposed for the Professional and Office zoning district shall be permitted in accordance with the
30 following regulations.

31
32 ~~Signs in the professional and office districts shall be permitted subject to the following limitations. Any~~
33 ~~sign not expressly permitted is prohibited.~~

34 ~~(1) Signs shall pertain exclusively to the business within the building.~~

35 ~~(2)(1) Wall signs. A permanent sign may be permitted on a building, subject to the following~~
36 ~~regulations:~~

37 a. ~~One wall sign shall be permitted, Shall be~~ placed flat against the building.

38 ~~b. A wall sign shall not exceedNo individual sign shall be larger than 20-30 square feet in~~
39 ~~surface display area.~~

40 ~~c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square feet of~~
41 ~~signage, contiguous with their lease space and no closer than 12 inches to the side of the~~
42 ~~building line or leased space line.~~

43 ~~b-d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal~~
44 ~~foot of building frontage occupied.~~

45 ~~(3)(2) Freestanding signs. A permanent sign subject to the following regulations:~~

- a. ~~One~~ freestanding sign shall be permitted ~~and shall be located~~ in the front yard, ~~with the leading edge located~~ at least 10 feet ~~from the front and side property lines, back of the street right-of-way line.~~
- b. The surface display area of the freestanding sign ~~conveying the business carried on the premises~~ shall not exceed ~~25-32~~ square feet per side. ~~An additional three square feet of surface display area of the freestanding sign shall be set aside to accommodate the street number of the structure. The street number shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.~~
- c. The freestanding sign shall not exceed ~~15-16~~ feet in height.
- ~~d. The freestanding sign shall not be located within 20 feet of the intersection of the access drive and the street right-of-way line.~~
- ~~e. Signs identifying a parcel's entrance or exit or other internal circulation or directional information shall be permitted, provided the surface display area does not exceed six square feet in size, is no higher than three feet, and does not display any identifiable logo or business name. The number and location of directional signs shall be subject to the approval of the Director of Community Planning and Development.~~
- ~~(4) The source of illumination for such signs shall not be visible beyond the property lines of the parcel or lot upon which the sign is located.~~
- ~~(5) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs shall be mounted on a roof.~~
- ~~(6) Not more than one temporary political sign shall be permitted per candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet in surface display area per side. On a corner lot, not more than one temporary political sign per candidate may be placed along each of the streets upon which the corner lot has frontage.~~
- ~~(7) One nonilluminated sign advertising the sale or lease of the lot or building not exceeding 16 square feet in surface display area per side may be permitted. Such sign shall be placed no closer than 10 feet back of the street right-of-way line and shall have a maximum height of eight feet. If such sign is placed parallel to the street which it fronts, it may be located as close as one foot back of the street right-of-way line.~~

Section 17. Section 86-687 is hereby renamed "C-1, C-2, C-3, and CR Commercial Districts", and is amended to read as follows:

~~Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts shall be permitted in accordance with the following regulations.~~

~~Signs in commercial districts shall be permitted subject to the following limitations. Any sign not expressly permitted is prohibited;~~

~~Signs shall pertain exclusively to the business carried on within the building;~~

~~Signs may be illuminated but no flashing or moving illumination shall be permitted, except as otherwise expressly provided for under this article. The source of illumination shall not be visible beyond the property lines of the parcel on which the sign is located. Neon signs shall be permitted.~~

~~Signs shall not revolve or move in any manner.~~

(1) Wall signs. ~~A permanent sign may be permitted on a building, subject to the following regulations:~~

- a. ~~One wall sign shall be permitted on each building facade with frontage on a public street and may be located flat against the building's front facade or parallel to the front facade~~

~~on a canopy. For businesses with frontage on more than one public street, two signs may be permitted.~~

b. In no case shall any tenant have more than one wall sign be located on a facade.

~~a.c. and a.~~ No wall sign shall be located on a rear facade.

~~b.d.~~ Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

~~e.e.~~ In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied. Tenants shall be permitted signs on each building facade with frontage on a public street.

~~d.f.~~ Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.

~~e.~~ No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs shall be mounted on a roof.

(2) Freestanding signs. A permanent sign, subject to the following regulations:

a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional free-standing sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.

~~b.~~ The freestanding sign shall convey only the business name, the primary product or service, and the property address.

~~c.b.~~ Freestanding signs shall not exceed 16 feet in height.

~~d.c.~~ Freestanding signs greater than five feet in height shall not exceed ~~2838~~ square feet in surface display area per side.

~~e.~~ Surface display area for freestanding signs five feet or less in height shall comply with the following:

<u>Structure Size (square feet)</u>	<u>Permitted Surface Display Area per Side (square feet)</u>
<u>Structures with a gross floor area of 25,000 or less</u>	<u>28</u>
<u>Structures over 25,000 but less than 150,000</u>	<u>42</u>
<u>Structures over 150,000</u>	<u>42</u>

~~f.~~ Three square feet of every freestanding sign shall be set aside to accommodate the street number of the structure. The street number shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.

~~g.d.~~ The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line from any property line.

~~h.~~ Freestanding signs shall not be located within 20 feet of the intersection of the access drive and the street right-of-way line.

~~i.e.~~ Only ~~one~~ one freestanding sign shall be permitted for multitenant buildings or shopping centers except as provided in subsection (4)a of this section.

~~j.~~ Signs purely for traffic regulation and direction may be utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices.

~~k.~~ Signs identifying a parcel's entrance and exit shall be permitted, provided the surface display area does not exceed six square feet in size, is no higher than three feet, and does not display any identifiable logo or business name.

1 (3) Service station signs. Recognizing the changing nature of pricing and products for service stations,
2 the following additional regulations apply to signs at any service station.

3 a. No signs may be placed onsite other than the permitted maximum wall and freestanding
4 signs, per the provisions of this Article. Notwithstanding any of the provisions of this
5 article:

6 ~~b.~~ In addition to the freestanding signage allowed under the provisions of this Article, an
7 additional 6 square feet of surface display area, per side, may be permitted indicating the
8 price and grade of gasoline for sale, either as an additional wall sign or attached the
9 freestanding sign.

10 ~~a.~~ A two-sided sign indicating only price and grade of gasoline as shown on the pumps, either
11 side not exceeding 12 square feet in surface display area, may be permanently attached
12 to the parcel's freestanding sign support mechanism.

13 ~~b.~~ There shall be no signs located on fuel pump islands except those constituting an integral
14 part of the pump itself or those required by state law or regulation.

15 ~~c.~~ There shall be no signs attached to light standards.

16 ~~d.~~ There shall be no signs attached to fuel pump canopies except those identifying self-
17 service and full-service pumps, in which case the maximum size shall be six square feet in
18 surface display area per message.

19 ~~(3) Temporary political signs. Not more than one temporary political sign shall be permitted per
20 candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are not
21 permitted in the street rights-of-way. Such sign shall be no larger than eight square feet in surface
22 display area per side. On a corner lot, not more than one temporary political sign per candidate
23 may be placed along each of the streets upon which the corner lot has frontage.~~

24 ~~(4) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or
25 building not exceeding 16 square feet in surface display area per side may be permitted. Such sign
26 shall be placed no closer than 10 feet back of the street right-of-way line and shall have a
27 maximum height of eight feet. If such a sign is placed parallel to the street which it fronts, it may
28 be located as close as one foot back of the street right-of-way line.~~

29 ~~(5)~~(4) Projecting signs. ~~One projecting sign may be permitted in lieu of a freestanding sign if the
30 building to which it is attached is Buildings located closer than 10 feet to the street right-of-way
31 line may elect to utilize projecting signs in addition to wall signs. In addition to all wall sign
32 regulations, the following additional regulations shall also apply to projecting signs:~~

33 a. Projecting signs shall be no larger than 20 square feet in surface display area per side. ~~Any
34 projecting sign shall count against the maximum wall sign size permitted for a building
35 facade.~~

36 b. Projecting signs must clear sidewalks by at least eight feet and project no more than four
37 feet from the building ~~or one-third the width of the sidewalk, whichever is less.~~

38 ~~c.~~ Projecting signs must be pinned away from the wall at least six inches.

39 ~~d.~~ Projecting signs are not permitted at the intersection of corners except at right angles to
40 a building front. When a building faces two streets, then one sign per side may be allowed.

41 ~~e-c.~~ Projecting signs may extend to the bottom of the eaves of a building.

42 ~~f.d.~~ Projecting signs may not extend above the second story. Projecting signs may be installed
43 vertically or horizontally.

44 e. No projecting sign may be displayed unless the building to which it is attached is 20 feet
45 or more in width and no projecting sign may be closer than 50 feet to any other projecting
46 sign.

1 ~~(5) Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive~~
2 ~~through uses, the following additional regulations apply to drive throughs.~~

3 ~~(a) All signage for drive-through businesses shall be approved by the Planning Commission.~~

4 ~~(b) Each drive-through accessory sign shall not exceed seven (7) feet in height.~~

5 ~~(c) Two signs may be permitted for each drive-through lane, as follows:~~

6 ~~i. One sign in the stacking lane shall not exceed sixteen (16) square feet.~~

7 ~~ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.~~

8 ~~(d) The area of the drive-in and drive-through accessory sign is exclusive of the structures~~
9 ~~framing.~~

10 ~~(e) All drive-in and drive-through accessory signs shall be single sided.~~

11 ~~(f) No drive-in and drive-through accessory sign may be located within the front yard.~~

12 ~~(g) The drive-in and drive-through accessory sign may include electronic message signage.~~

13 ~~(h) The Planning Commission may consider a modified sign area, subject to the following:~~

14 ~~i. Only one (1) of the drive-in and drive-through accessory signs may be increased~~
15 ~~in area.~~

16 ~~ii. The drive-in and drive-through accessory sign is completely screened from the~~
17 ~~roadway.~~

18 ~~iii. Under no circumstances shall the drive-in and drive-through accessory sign~~
19 ~~exceed forty-eight (48) square feet in area.~~

20 ~~(6) Temporary grand opening signs. Temporary grand opening signs may be permitted for a period~~
21 ~~not to exceed 15 days for those businesses which are new to a particular location. The following~~
22 ~~additional regulations shall also apply to temporary grand opening signs:~~

23 ~~a. One grand opening sign may be permitted on the site of the business. The sign shall be~~
24 ~~no larger than 35 square feet in surface display area per side.~~

25 ~~b. Grand opening signs shall be located no closer than 10 feet back of the street right-of-~~
26 ~~way.~~

27 ~~c. Wind-blown devices, such as pennants, spinners, and streamers, shall also be allowed on~~
28 ~~the site of the business advertising a grand opening for the fifteen-day time period~~
29 ~~designated for the grand opening sign.~~

30 ~~(7) Time and temperature signs. Time and temperature signs shall be permitted subject to the~~
31 ~~following regulations:~~

32 ~~a. Time and temperature signs may take the form of wall, freestanding, or projecting signs~~
33 ~~subject to the conditions which apply to each of these classifications.~~

34 ~~b. Time and temperature signs may be no larger than 25 square feet per side in surface~~
35 ~~display area. The surface display area of a time and temperature sign shall not be debited~~
36 ~~against the total surface display area allowed for other signs on the site.~~

37 ~~(8) Changing and traveling message signs.~~

38 ~~a. Changing and traveling message signs may be permitted by application for and granting~~
39 ~~of a special use permit by the Planning Commission.~~

40 ~~b. A special use permit shall not be required to automatically update the price of motor~~
41 ~~vehicle fuel on a free-standing sign in accordance with § 86-687(5)a titled "Service station~~
42 ~~signs." Such signs shall not flash, travel, or move in any way.~~

43 ~~(9)(1) Window signs. Window signs shall not exceed more than 40% of the surface area of the~~
44 ~~window in which they are displayed. Window signs shall not exceed 10% of the building face of~~
45 ~~which the window is a part.~~

46 ~~(10) A-frame sign. One portable A-frame sign shall be permitted per business. The following additional~~
47 ~~regulations shall also apply to A-frame signs:~~

- a. A frame signs shall not exceed three feet in height and six square feet in surface display area per side.
- b. A frame signs shall be located so as to provide a minimum of three feet of public passage on the sidewalk or pathway upon which the sign is placed, if applicable. No driveways, doorways, walkways or handicap ramps shall be blocked by the sign.
- c. A frame signs shall not be located farther than five feet from the primary entrance of the business.
- d. Each A frame sign shall be removed and stored indoors after business hours.
- e. A frame signs shall not be attached to a building or any structure, including, but not limited to, benches, trash receptacles, bicycle racks and light poles.
- f. A frame signs may have limited illumination for safety purposes upon approval by the Director of Community Planning and Development.
- g. The sign and structure shall be harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

(11) Signs for reserved parking spaces.

- a. The allowed maximum number of signs used to designate parking spaces reserved for specific purposes shall be determined by the amount of usable floor area occupied by a business (see Figure 1).

Figure 1	
Usable Floor Area Occupied (square feet)	Number of Signs Permitted
Less than 2,500	2
2,501 to 5,000	4
5,001 to 10,000	6
Greater than 10,000	8

- b. Each sign may be either free-standing or wall-mounted and shall designate no more than one parking space each.
- c. The size of each sign shall not exceed 18 inches high by 12 inches wide (1.5 square feet) and shall be mounted no lower than 60 inches and no higher than 70 inches to the ground, as measured from the bottom of the sign.
- d. Any logo or business name displayed shall cover no more than one-third of the area of the sign.

(12) Murals.

- a. A mural shall be allowed on one exterior wall surface of a commercial building.
- b. A mural may cover up to 100% of the one exterior wall on which the mural is painted.
- c. No other signage shall be permitted on the wall where a mural has been painted.
- d. A mural may be illuminated in accordance with the provisions of Chapter 38, Article VII of the Code of Ordinances, outdoor lighting.
- e. A mural shall be kept in good condition and shall be well maintained. In the case of a mural being in disrepair, the mural must either be removed from the wall of the building or repaired within 60 days of written notice from the Township.
- f. A mural shall not create a public safety hazard.

(13) Temporary signs for outdoor sports facilities. Temporary signs for outdoor sports facilities shall be permitted subject to the following limitations:

- a. Temporary signs shall be permitted in the C-3 zoning district for privately owned and operated athletic clubs and health spas with outdoor athletic and recreation facilities.
- b. Signs shall not exceed 32 square feet in size.
- c. Signs shall be affixed to the perimeter fencing associated with the outdoor sport activity, such as, but not limited to, a field, pool, or court.
- d. The top of the sign shall be placed on the perimeter fencing associated with the sport activity, no higher than six feet, as measured from the adjacent grade.
- e. Signs shall be placed so as to face inward to the field of play or sport activity.
- f. The back of the signs shall be a solid, uniform color or a type of block-out fabric shall be attached behind the sign.
- g. Signs shall be temporary and shall be installed no earlier than April 1 and removed by November 30 each year.
- h. Signs shall be nonilluminated.
- i. Signs shall be constructed of durable material and maintained in good condition.

Section 18. Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to read as follows:

Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted in accordance with the following regulations.

Signs in research park and industrial districts shall be permitted subject to the following limitations. Any sign not expressly permitted is prohibited.

(1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:

- a. Shall be placed flat against the building.
- b. Such sign shall not exceed 40 square feet.
- c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage adjacent to their lease space.

(1) Limitations. All limitations governing signs in commercial districts shall apply, except that the maximum permitted surface display area shall be 40 square feet per side.

(2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial park, subject to the following regulations:

- a. One freestanding sign shall be permitted per lot in the park.
- b. Shall be setback 25 feet from the front property line.
- c. The surface display area of the freestanding sign shall not exceed 32 square feet.
- d. Maximum height of freestanding signs shall be six (6) square feet.

(3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one permanent sign may be permitted at one entrance to a research or industrial park development, subject to the following regulations: Identification signs:

- a. Research or industrial parks may have one freestanding sign identifying the development. Shall be setback a minimum of 10 feet from the front property line.
- b. near one entrance to the park. Installation shall be in a common area for the development or on private property. No such signs shall be installed in the public right of way without express written approval of the Ingham County Road Department.
- c. Such signs shall not exceed 50 square feet in surface display area per side.
- a-d. Such signs and shall not exceed not be higher than four-six (6) feet in height, above the ground. Such signs shall be at least 25 feet from any street line and may be illuminated,

1 provided the source of the illumination is not visible beyond the property lines of the
2 parcel.

3 ~~(2) Temporary political signs. Not more than one temporary political sign shall be permitted per~~
4 ~~candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are not~~
5 ~~permitted in the street rights-of-way. Such sign shall be no larger than eight square feet in surface~~
6 ~~display area per side. On a corner lot not more than one temporary political sign per candidate~~
7 ~~may be placed along each of the streets upon which the corner lot has frontage.~~

8 ~~(3) Temporary signs for outdoor sports facilities. Temporary signs for outdoor sports facilities shall~~
9 ~~be permitted subject to the following limitations:~~

10 ~~a. Temporary signs shall be permitted in the RP zoning district for privately owned and~~
11 ~~operated health and physical fitness facilities with outdoor athletic and recreation~~
12 ~~facilities.~~

13 ~~b. Signs shall not exceed 32 square feet in size.~~

14 ~~c. Signs shall be affixed to the perimeter fencing associated with the outdoor sport activity,~~
15 ~~such as, but not limited to, a field, pool, or court.~~

16 ~~d. The top of the sign shall be placed on the perimeter fencing associated with the sport~~
17 ~~activity, no higher than six feet, as measured from the adjacent grade.~~

18 ~~e. Signs shall be placed so as to face inward to the field of play or sport activity.~~

19 ~~f. The back of the signs shall be a solid, uniform color or a type of block-out fabric shall be~~
20 ~~attached behind the sign.~~

21 ~~g. Signs shall be temporary and shall be installed no earlier than April 1 and removed by~~
22 ~~November 30 each year.~~

23 ~~h. Signs shall be nonilluminated.~~

24 ~~i.a. Signs shall be constructed of durable material and maintained in good condition.~~

25
26 **Section 19.** Section 86-689 is hereby renamed "AG, Agriculture District" and is amended to read as
27 follows:
28

29 ~~Signs for institutions for human care, churches, educational or social institutions, and public utility~~
30 ~~buildings shall be permitted subject to the following limitations:~~

31 ~~(1) All limitations governing signs in professional and office districts shall apply. Variations for~~
32 ~~special situations may be granted by the Board of Appeals in accordance with Article II, Division~~
33 ~~7 of this chapter.~~

34 ~~(2) Permitted surface display area. Freestanding signs for nonresidential uses shall not exceed 25~~
35 ~~square feet in surface display area.~~

36
37 ~~(1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against~~
38 ~~the main building, in addition to signs permitted elsewhere in this chapter. The surface display~~
39 ~~area of such sign shall not exceed 25 square feet and the sign shall not project above the cornice~~
40 ~~or roof line.~~

41 ~~(2) Temporary signage for farm stands shall be permitted up to six square feet. Such signs shall not~~
42 ~~be located within 100 feet of an intersection of any two public streets.~~

43
44 **Section 20.** Section 86-690 is hereby renamed "Temporary Signs" and is amended to read as follows:
45

1 Except as otherwise expressly provided for under this article, no sign or outdoor advertising structure may
2 have moving parts or moving or flashing lights. The source of illumination for any sign shall not be visible
3 beyond the property lines of the parcel on which the sign is located.

4
5 The following temporary signs shall be permitted on all parcels in the Township, in accordance with the
6 regulations herein.

7
8 **(1) Temporary Signs.** A temporary sign may be permitted subject to the following regulations.

9 a. All temporary signs shall be installed on private property. No such signs shall be placed in
10 the public right of way without express written authorization of the Ingham County Road
11 Department and the Charter Township of Meridian.

12 b. Such temporary signs shall be no larger than eight square feet in size.

13 c. Such temporary signs shall be no taller than four feet in height.

14 d. Temporary signs may not be specifically illuminated.

15 e. Only one such sign is permitted, except otherwise permitted in this Section.

16 f. All temporary signs shall be constructed of durable, all-weather materials and shall be
17 designed to remain in place and good repair so long as they remain on display.

18 g. For non-single-family residential properties, the maximum display time for a temporary
19 sign is thirty (30) days. After thirty (30) days, there shall be a gap of at least thirty (30)
20 days before another temporary sign is installed on the same property.

21 **(2) Construction Projects.** In an effort to keep the public informed, the following standards shall apply
22 when new construction projects commence.

23 a. One temporary sign shall be permitted on any construction site that has received site plan
24 approval or has applied for building permits.

25 b. Such signs shall not exceed thirty-two (32) square feet in size per side.

26 c. Such signs shall not exceed eight (8) feet in height.

27 d. If freestanding, the sign shall be located no closer than 10 feet back of the street right-of-
28 way line.

29 e. Temporary signs approved under this section shall be permitted for a period of two (2)
30 years or until the final building on the site receives a Certificate of Occupancy, whichever
31 is shorter.

32 f. On sites utilizing construction fencing, screening fabric on the construction fence may be
33 used in place of a freestanding sign. The screening fabric shall be no larger than the
34 construction fencing, shall be maintained in good condition, and shall be removed when
35 the construction fencing is removed.

36 **(3) Land for Sale or Lease.** When all or a portion of a building or land area is listed for lease or for sale,
37 the following additional standards apply:

38 a. In single-family residential districts, the size of a temporary sign shall be limited to the
39 size standards of a normal temporary sign.

40 b. In multi-family residential and non-residential districts, the size of a temporary sign shall
41 be no larger than 16 square feet per side or thirty-two (32) square feet total.

42 c. Such temporary signs shall be no taller than six (6) feet in height.

43 d. Such temporary signs shall be setback a minimum of five (5) feet from the property line.

44 e. Such signs shall be removed within seven (7) days of the closing of the sale or lease of a
45 property or portion of property.

1 ~~(4) Elections. Recognizing that additional expression of speech is needed and is important~~
2 ~~surrounding elections, the following additional allowances apply for a period sixty (60) days~~
3 ~~before any scheduled election where Township residents have at least one ballot item to vote on:~~

4 ~~a. There shall be no limitation on the number of temporary signs for an individual property.~~

5 ~~b. The total size of all signage on an individual property shall not exceed sixty-four (64)~~
6 ~~square feet.~~

7 ~~c. All temporary signs allowed under this section shall be removed seven (7) days following~~
8 ~~the scheduled election.~~

9 ~~d. Banners, flags, and similar installations shall be permitted as temporary signs under this~~
10 ~~section, subject to the maximum square footage limitation.~~

11 ~~(5) Grand Openings. To support new businesses when they open in the Township, an additional~~
12 ~~temporary sign may be permitted, subject to the standards in subsection (1) above and the~~
13 ~~following standards:~~

14 ~~a. The maximum size of a temporary sign under this section may be 40 square feet.~~

15 ~~b. A sign under this section may be installed once the Certificate of Occupancy is issued for~~
16 ~~the space and must be removed 45 days later.~~

17 ~~c. The maximum height of a sign under this section is six feet.~~

18
19 **Section 21.** Section 86-691, is hereby renamed "Permitted Portable Signs" and is amended to read as
20 follows:

21
22 ~~All signs larger in area than six square feet, including signs on buildings, shall require a building permit.~~
23 ~~In order to provide businesses opportunities for pedestrian-scale signage, near the entrances to their~~
24 ~~businesses, while preventing sign clutter along Township thoroughfares, Portable Signs shall be permitted~~
25 ~~subject to the following:~~

26 ~~(1) One portable sign shall be permitted per tenant in the PO, C-1, C-2, C-3, and CR Districts.~~

27 ~~(2) Portable signs shall not exceed nine (9) square feet per side or a total of eighteen (18) square feet.~~

28 ~~(3) The maximum height of portable signs shall be four and one-half (4.5) feet.~~

29 ~~(4) All portable signs may only be displayed during regular business hours and must be stored~~
30 ~~indoors.~~

31 ~~(5) Portable signs shall be located within five (5) feet of the primary business entrance.~~

32 ~~(6) Buildings located directly adjacent to the public right-of-way may place a portable sign on the~~
33 ~~adjacent sidewalk, with approval of the Ingham County Road Department, provided that a~~
34 ~~minimum of five (5) feet of unobstructed pedestrian access is maintained. Sufficient space shall~~
35 ~~also be provided to allow car doors to open when adjacent to on-street parking.~~

36 ~~(7) No portable sign shall occupy or obstruct the use of any fire lane, required off-street parking~~
37 ~~space, driveway, doorway, or handicap ramp.~~

38 ~~(8) A-frame signs shall not be attached to a building or any structure, including, but not limited to,~~
39 ~~benches, trash receptacles, bicycle racks and light poles.~~

40
41 **Section 22.** Section 86-692, is hereby renamed "Sign Illumination" and is amended to read as follows:

42
43 ~~One sign announcing the names of architects, engineers, and/or contractors of a building under~~
44 ~~construction, alteration, or repair and announcing the character of the building enterprise or the purpose~~
45 ~~for which the building is intended may be allowed, provided such sign shall not exceed 32 square feet in~~
46 ~~surface display area per side. Such sign may be a flat-wall sign or freestanding with a maximum height of~~

1 eight feet above grade. If freestanding, the sign shall be located no closer than 10 feet back of the street
2 right-of-way line.

3
4 (1) General standards.

5 a. All permanent signs may be illuminated, except as noted herein, subject to the approval
6 of the Community Planning and Development Director.

7 b. The source of any illumination shall not be directly visible beyond the property lines of
8 the parcel on which the sign is installed.

9 c. Sign lighting may be internal or external.

10 d. All external lighting fixtures being used to illuminate a sign shall face downward only and
11 shall be shielded to direct light solely to the sign being illuminated.

12 e. No flashing or moving illumination shall be permitted.

13 (2) Illumination standards.

14 a. The illumination of all signs shall not exceed 0.3 footcandles above ambient light levels
15 based on a measurement taken based on the following formula: Measurement distance
16 = $\sqrt{\text{Area of the Sign in square feet} \times 100}$

17 b. The illumination of a sign shall be measured with the sign off and then on again, at a point
18 as close to practical as possible that is perpendicular to the sign face, at the distance
19 determined under the formula above.

20
21 **Section 23.** Section 86-693, is hereby renamed Electronic Message Signs and is amended to read as
22 follows:

23
24 Electronic Message Signs are permitted in the C-1, C-2, C-3, and PC zoning districts, subject to the
25 following regulations:

26 (1) Electronic message signs may be permitted by application for and granting of a Special Use Permit
27 by the Planning Commission.

28 (2) Sign Area. An electronic message sign shall not exceed 25% of the permissible ground sign area.

29 (3) Dimming Capabilities. All permitted EMCs shall be equipped with a sensor or other device that
30 automatically determines the ambient illumination and programmed to automatically dim
31 according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle
32 measurements.

33 (4) Message Display Requirements.

34 a. The message on an electronic message sign shall not change more than once per 24-hour
35 period.

36 b. When changing messages, the transition shall appear instantaneous, with no transition
37 effects permitted.

38 c. No electronic message sign shall have any flashing, scrolling, traveling, or otherwise
39 moving text or resemble or simulate any warning or danger signal or traffic control device.

40 (5) There shall be no audio message, audible sound, or video permitted with any sign
41 permitted under this chapter.

42
43 Temporary signs may be permitted for a period not to exceed 15 cumulative days in a calendar year for
44 purposes of advertising charitable or community events held on Township-owned property with Township
45 permission. Such signs shall be located no closer than 10 feet back of the street right-of-way line and shall
46 be no larger than 35 square feet in surface display area per side. Such signs may be illuminated, but no
47 flashing or moving illumination shall be permitted. Such signs shall be permitted in all zoning districts.

1
2 **Section 24.** Section 86-694, Outdoor Advertising Structures, is hereby amended to read as follows:
3

4 Outdoor advertising structures shall be permitted in I-districts in accordance with the following limitations:
5

6 (1) Location. Outdoor advertising structures shall be located only in the I, Industrial, Zoning #District,s
7 Further, such structures shall only be located on properties immediately with direct frontage
8 adjacent to on a principal arterial streets, as so identified in § 86-367. Such structures shall be
9 located in accordance with the setback requirements set forth in § 86-367. No such structure shall
10 be located closer than 660 feet to the right-of-way of a limited access highway.

11 (1)(2) Setbacks. Such structures shall be located in accordance with the setback requirements
12 set forth in § 86-367. No such structure shall be located closer than 660 feet to the right-of-way
13 of a limited access highway.

14 (2)(3) Illumination. Outdoor advertising structures in I-districts may be illuminated, provided
15 that the source of such illumination is not visible beyond the property lines of the parcel upon
16 which the structure is located in accordance with the standards found in Section 86-692.

17 (3)(4) Maintenance. Outdoor advertising structures located in I-districts shall be adequately
18 maintained. Such maintenance shall include proper alignment of structure, continued readability
19 of message, and preservation of structure with paint or other surface finishing material. If an
20 outdoor advertising structure is not maintained, written notice of any disrepair shall be issued by
21 the Chief Building Inspector to the owner of such structure. If the disrepair is not corrected within
22 30 days, such structure shall be removed at the owner's expense.

23 (4)(5) Size. No outdoor advertising structure located in an I-district shall exceed 300 square feet
24 in surface display area per side.

25 (5)(6) Required spacing. No outdoor advertising structure located in an I-district shall be located
26 within a distance of 300 feet of any other outdoor advertising structure, such distance to be
27 measured along a line parallel to the right-of-way of the highway upon which the outdoor
28 advertising structure fronts.

29
30 **Section 25.** Section 86-695, is hereby renamed Murals and is amended to read as follows:

31
32 Unless a different time limit is specified, all temporary signs shall be removed within five days after the
33 event to which they relate occurs.

34
35 Murals are permitted on any commercial property, subject to the following regulations:

36
37 (1) One exterior wall surface of a commercial building may be covered up to 100% by a mural.

38 (2) No other signage shall be permitted on the wall where a mural has been painted.

39 (3) Illumination is permitted in accordance with the provisions of Chapter 38, Article VII of the Code
40 of Ordinances, Outdoor Lighting.

41 (4) A mural shall be kept in good condition and shall be well maintained. In the case of a mural being
42 in disrepair, the mural must either be removed from the wall of the building or repaired within 60
43 days of written notice from the Township.

44 (5) A public safety hazard shall not be created with the installation of a mural.

45 (6) Murals are still subject to normal permitting requirements, as outlined in this Article.
46

1 **Section 26.** Section 86-697, is hereby created and titled Construction Project Waivers, to read as
2 follows:

3
4 In order to provide adequate visibility and signage to businesses during major construction projects, the
5 Meridian Township Board of Trustees shall have the ability to waive the temporary sign provisions during
6 major construction projects, upon recommendation of the Director of Community Planning and
7 Development. Any waiver under this section shall detail the time period, the maximum dimensions of
8 temporary signs, location(s) for temporary signs, and any other relevant ordinance alteration permitted
9 under the waiver.

10
11 **Section 27.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity
12 of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
13 of the remainder of the Ordinance.

14
15 **Section 28.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby
16 repealed only to the extent necessary to give this Ordinance full force and effect.

17
18 **Section 29.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that
19 were incurred, and proceedings that were begun, before its effective date.

20
21 **Section 30.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon
22 such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
23 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

24
25 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX,
26 2022.

27
28
29
30 _____
Patricia Herring Jackson, Township Supervisor

31
32
33 _____
Deborah Guthrie, Township Clerk
34

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 7, SIGNS AND ADVERTISING STRUCTURES, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE REGULATIONS FOR SIGNS IN THE TOWNSHIP

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended in the following locations to modify and add the following definitions as follows:

BANNER

Any removable fabric, cloth, paper, or other non-rigid material, installed in a temporary fashion on a building, property, or other site amenity, and not enclosed in a frame.

CANOPY

An overhanging shelter extending outward from a building. A parapet wall is not a canopy.

FLAG

A piece of durable fabric or similar material, anchored along one side and attached to a permanent, freestanding pole or attached to a building.

MAJOR CONSTRUCTION PROJECT

As used in this Article, a Major Construction Project shall be any infrastructure project or major redevelopment of an existing property that has a direct impact on five (5) or more adjacent businesses.

MURAL

Any graphic design, such as, but not limited to, a mosaic, picture, scene, or diagram painted on any wall which does not contain any brand name, product name, logo, trademark, trade name, identifiable commercial representation, or any other commercial message or advertising, whether by spelling, abbreviating, depiction, or otherwise.

OUTDOOR ADVERTISING STRUCTURES

Those permanent signs and billboards which may be erected for the purposes of advertising businesses which may or may not be located on the same parcel.

SIGN

A display or illustration which is affixed to, painted on, or otherwise located or set upon a building, structure, or piece of land, which directs attention to an object, place, product, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, public property or from other private property, but not including signs which are directed at persons within the premises of the sign owner.

SIGN, CANOPY

A sign that is displayed or affixed flat on the surface of a canopy and does not extend beyond the limits of the canopy. Such signs are considered wall signs for the purpose of regulation.

1 **SIGN, DEVELOPMENT ENTRY**

2 A freestanding sign that is installed at the road entrance(s) to a development to identify the
3 overall development project, rather than individual businesses or uses within the development.
4

5 **SIGN, ELECTRONIC MESSAGE**

6 A sign or portion of a sign that displays an electronic image using changing lights or similar forms
7 of electronic display to form a message. This includes, but is not limited to, television screens,
8 plasma screens, digital screens, flat screens, LED or LCD displays, flipper matrix, and holographic
9 displays.
10

11 **SIGN, FREESTANDING**

12 A sign that is attached to a self-supporting structure other than a building. The support structure
13 shall be placed in or below the ground and not attached to any other structure.
14

15 **SIGN, PROJECTING**

16 A sign that is affixed in a non-parallel manner to the wall of a building, extending outward from
17 the building.
18

19 **SIGN, WALL**

20 A sign that is affixed parallel to the wall or window of a building, not projecting above the top
21 wall or beyond the end of the building. For the purposes of this ordinance, signs affixed to the
22 sloping surface of a mansard roof or canopy shall be considered a wall sign.
23

24 **SIGN, WINDOW**

25 A sign that is affixed to a window in a manner that does not create any projection away from the
26 window pane on which the sign is installed.
27

28 **Section 2.** Section 86-368, RR District: One-Family Rural Residential District, is hereby amended at
29 Subsection (b)(2)b.6. to read as follows:
30

- 31 6. There shall be no external evidence of a home occupation except one nonilluminated sign not
32 exceeding two square feet in surface display area and attached flat against the building.
33

34 **Section 3.** Section 86-376, Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is
35 hereby amended at Subsection (f)(7) to read as follows:
36

- 37 (7) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of
38 this chapter.
39

40 **Section 4.** Section 86-402, Standards Applying to All Uses, is hereby amended at Subsection (3) to
41 read as follows:
42

- 43 (3) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
44 chapter.
45

46 **Section 5.** Section 86-431, MP District: Mobile Home Park District, is hereby amended at
47 Subsection (b)(6) to read as follows:

1
2 (6) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
3 chapter.

4
5 **Section 6.** Section 86-433, CR District: Commercial Recreation District, is hereby amended at
6 Subsection (d)(5) to read as follows:

7
8 (5) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
9 chapter.

10
11 **Section 7.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
12 Subsection (c)(4) to read as follows:

13
14 (4) Restaurants, without drive-in facilities, open to the general public, provided that the following
15 requirements are met:

- 16 a. Restaurants may be located in buildings permitted by right in this district or permitted by a
17 special use permit, provided that the building contains a minimum of 75,000 square feet of
18 gross floor area.
19 b. Restaurants under this provision shall be limited to one per building, not to exceed 10% of the
20 building's gross floor area.
21 c. Restaurants under this provision shall only be accessible from within the principal use or
22 building; direct outside entrances to restaurants shall not be allowed.
23 d. Restaurants shall provide off-street parking for a restaurant use in addition to the off-street
24 parking required for the principal use.
25

26 **Section 8.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
27 Subsection (f)(7) to read as follows:

28
29 (7) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
30 chapter.

31
32 **Section 9.** Section 86-435, I District: Industrial District, is hereby amended at Subsection (f)(6) to
33 read as follows:

34
35 (6) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
36 chapter.
37

38 **Section 10.** Section 86-437, AG District: Agriculture District, is hereby amended to read as follows:

- 39
40 (a) [UNCHANGED]
41 (b) [UNCHANGED]
42 (c) [UNCHANGED]
43 (d) Permitted accessory uses and structures. The following accessory uses and structures shall be
44 permitted by right in the agriculture district.
45 (1) Temporary or seasonal sales of items produced on the farm, not including products requiring
46 manufacturing or mechanical processing.

- 1 (2) Temporary or seasonal roadside sales of items produced on the farm, subject to the following
- 2 provisions:
- 3 a. A farm sales stand shall be setback 25 feet from a road pavement edge.
- 4 b. Only one farm sales stand shall be permitted for every 600 feet of frontage.
- 5 c. Such farm sales stand shall not be located within 100 feet of the intersection of the right-
- 6 of-way lines of any two public streets.
- 7 d. Signage shall be permitted in accordance with the standards found in Article VII, Signs and
- 8 Advertising Structures.
- 9 (3) Home occupations, subject to the provisions of Subsection 86-368(b)(2).
- 10 (4) Temporary buildings associated with construction of permanent buildings. Such buildings
- 11 shall be removed upon the completion or abandonment of the construction work and before
- 12 issuance of an occupancy permit.
- 13 (5) Barns, silos, equipment storage, and similar structures customarily incidental to the permitted
- 14 principal use and structures.
- 15 (6) Manure storage incidental to the raising of farm animals, provided no such storage area shall
- 16 be permitted within 200 feet of any other zoning district boundary.
- 17 (e) [UNCHANGED]
- 18

19 **Section 11.** Section 86-681, Purpose, is hereby amended to read as follows:

20
21 It is the purpose of this article to regulate the size, height, location, design, construction, and general
22 appearance of all manner of privately owned signs and outdoor advertising structures in order to minimize
23 any negative impacts on the public health, safety, and general welfare. This Article recognizes that signs
24 and outdoor advertising structures are necessary to help satisfy the communication and identification
25 needs of township residents and businesses, while also recognizing that failure to regulate them may lead
26 to poor identification and communication for individual businesses, deterioration and blight of business
27 and residential areas, increase conflicts between land uses, and increase the potential for distracted
28 driving on the Township's roadways.

29
30 **Section 12.** Section 86-682, Existing nonconforming signs, is hereby amended to read as follows:

- 31
- 32 (1) Purpose. It is the intent of this article to permit the continuance of a lawful use of any sign or
- 33 outdoor advertising structure existing at the effective date of this chapter, although such sign or
- 34 outdoor advertising structure may not conform with the provisions of this chapter. It is the intent
- 35 of this article that nonconforming signs and outdoor advertising structures shall not be enlarged
- 36 upon, expanded or extended. Further, it is the intent of this article that nonconforming signs and
- 37 outdoor advertising structures shall be gradually eliminated and terminated upon their natural
- 38 deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor
- 39 advertising structures within the Township shall be subject to the conditions and requirements
- 40 set forth in this article.
- 41
- 42 (2) Structural changes. The faces, supports, or other parts of any lawful nonconforming sign or
- 43 outdoor advertising structure shall not be structurally changed, altered, substituted, or enlarged
- 44 unless the resultant changed, altered, substituted, or enlarged sign or outdoor advertising
- 45 structure conforms to the provision of this chapter for the district in which it is located, except as
- 46 otherwise provided for in this article.
- 47

- 1 (3) Repairs, alterations, and improvements. Nothing in this article shall prohibit the repair,
2 reinforcement, alteration, improvement, or modernizing of a lawful nonconforming sign or
3 outdoor advertising structure; provided, that such repair, reinforcement, alteration,
4 improvement, and modernizing do not exceed an aggregate cost of 30% of the appraised
5 replacement cost thereof, as determined by the Director of Community Planning and
6 Development, unless the subject sign or outdoor advertising structure is changed by such repair,
7 reinforcement, alteration, improvement, or modernizing to a conforming structure.
8
- 9 (4) Restoration of damage. Any lawful nonconforming sign or outdoor advertising structure damaged
10 by fire, explosion, an act of God, or by other accidental causes may be restored, rebuilt, or
11 repaired; provided, that the estimated expense of reconstruction does not exceed 50% of the
12 appraised replacement cost thereof, as determined by the Director of Community Planning and
13 Development.
14
- 15 (5) Discontinuance or abandonment. Whenever the activity, business, or usage of a primary premises
16 to which a sign is attached or related has been discontinued for a period of 90 days or longer, such
17 discontinuance shall be considered conclusive evidence of an intention to abandon legally the
18 nonconforming sign attached or related thereto. At the end of this period of abandonment, the
19 nonconforming sign shall either be removed or altered to conform with the provisions of this
20 chapter.
21
- 22 (6) Elimination of nonconforming signs. The Township Board may acquire any nonconforming sign or
23 outdoor advertising structure with or without acquiring the property on which such sign or
24 structure is located by condemnation or other means and may remove such sign or structure.
25
- 26 (7) Change of Message. Nothing in this article shall prohibit changing of the message of any sign to
27 reflect the change of a business name being advertised by a sign, nor the periodic change of
28 message on any outdoor advertising structure, as long as structural changes are not being made
29 to the sign.
30

31 **Section 13.** Section 86-683 is hereby renamed Administration and is amended to read as follows:
32

- 33 (1) Review and Approval of Signs. All new or replacement signs for any structure, property, or use
34 shall be reviewed and approved by the Community Planning and Development Director or their
35 designee, unless otherwise specified.
36
- 37 (2) Review Standards. The Community Planning and Development Director shall review the proposed
38 sign based on the standards found herein.
39
- 40 (3) Permitting.
41
- 42 a. It shall be unlawful to display, erect, relocated, alter, or otherwise change any signs
43 without obtaining a permit.
- 44 b. After the issuance of a permit by the Township, it shall be unlawful to change, alter,
45 modify, or otherwise deviate from the approved permit, without first amending the
46 permit or applying for a new permit.
- 47 c. An application for a permit shall be made in writing on forms furnished by the Township.

- d. The application for a permit shall include the following information:
 - i. The name, address, and telephone number of the person requesting the sign permit.
 - ii. The name, address, and telephone number of the contractor installing the sign.
 - iii. The location by street address where the sign is proposed to be installed.
 - iv. Site plan and elevation drawings of the proposed sign, drawn to scale, including the location of the proposed sign on the property and/or building, the location of any existing signs on the property and/or building, the dimensions of the proposed sign, the construction materials proposed for the sign, and the method of lighting for the sign.
 - v. An application for, and all necessary information, an electrical permit for all signs with electrical connections.
 - vi. The signature of the owner or the owner's authorized agent.
 - vii. The value of the sign being installed.
- e. The replacement of only the sign face, with no other structural, electrical, or other physical changes to the sign, shall not require a permit.

Section 14. Section 86-684 is hereby renamed Regulations for Signs in All Districts and is amended to read as follows:

- (1) Any sign not expressly permitted in a district is prohibited in such district.
- (2) Signs and advertising structures shall be located on the premises to which the sign is accessory, unless otherwise specified herein.
- (3) Whenever a maximum surface display area per side of any sign or advertising structure is specified, such surface display area shall be computed as follows:
 - a. If a sign has only one exterior face, the surface display area of that face shall not exceed the specified maximum.
 - b. If a sign has two exterior faces, the surface display area of each face shall not exceed the specified maximum.
 - c. If a sign has more than two exterior faces, the sum of the surface area of all the faces shall not exceed twice the specified maximum.
- (4) No sign or outdoor advertising structure may have moving parts or moving or flashing lights.
- (5) No banners, streamers, or similar devices shall be permitted, unless otherwise specified herein.
- (6) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs shall be mounted on a roof.
- (7) All signs shall be installed so as to comply with the Sight Triangle regulations found in Section 86-474 of this Ordinance.

1 (8) Traffic Control Signs. Signs purely for traffic regulation or control within the project may be utilized
2 as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices
3 (MMUTCD). Traffic control signs not listed in the MMUTCD shall be reviewed by the Department
4 of Public Works and Engineering for a determination that the sign is warranted. All such traffic
5 control signs shall not require a permit or count against maximum permitted sign areas for a
6 project but shall be installed on private property.
7

8 (9) An additional three-square feet of surface display area shall be permitted for any freestanding
9 sign in any zoning district to accommodate the street number of the structure. The street number
10 shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.
11

12 (10) Signs shall not revolve or move in any manner.
13

14 (11) Any sign that creates a visual or safety hazard may be ordered to be removed by the Director of
15 Community Planning and Development.
16

17 (12) Directional Signs. On premises directional signs that aid traffic flow shall be permitted subject to
18 the following:

- 19 a. Located a minimum of five (5) feet from any property line.
- 20 b. Shall be located on private property. No such signs shall be permitted in the public right
21 of way.
- 22 c. No larger than three (3) square feet.
- 23 d. No taller than six (6) feet.
- 24 e. May be illuminated, subject to the standards of this Article.
- 25 f. The number and location of directional signs shall be subject to the approval of the
26 Director of Community Planning and Development.
27

28 (13) Window signs. Window signs shall be permitted subject to the following:

- 29 a. A window sign shall be installed on the inside of a window or on the exterior of a window,
30 so as not to project from the windowpane on which the sign is painted or affixed.
- 31 b. No more than 40% of the surface area of the window may be used for window signs.
- 32 c. The total amount of window signage shall not exceed 10% of the building face of which
33 the window is a part.
34

35 **Section 15.** Section 86-685, Signs in Residential Districts, is hereby amended to read as follows:
36

37 Signs proposed for the RR, RRA, RAAA, RAA, RA, RB, RX, RD, RDD, RC, RCC, RN, PRD, and MP zoning districts
38 shall be permitted in accordance with the following regulations.

39 (1) Development Entry Sign. A permanent sign may be permitted at each entrance to a residential
40 development, subject to the following regulations:

- 41 a. Located at least 10 feet back from the front property line.
- 42 b. Installed in a common area for a development or on private property. No such signs shall
43 be installed in the public right of way without express written approval of the Ingham
44 County Road Department.
- 45 c. No larger than 32 square feet in size.
- 46 d. No taller than six feet in height.

- e. One such sign is permitted at each public entry to a residential development.
- (2) Nonresidential uses. Signs for any nonresidential use in a residential district shall be permitted subject to the following regulations:
 - a. Located at least 10 feet back from any property line.
 - b. No larger than 25 square feet in size.
 - c. No taller than six feet in height.
 - d. One such sign is permitted for any use under this section.

Section 16. Section 86-686, Professional and Office districts, is hereby amended to read as follows:

Signs proposed for the Professional and Office zoning district shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
 - a. Shall be placed flat against the building.
 - b. No individual sign shall be larger than 30 square feet in surface display area.
 - c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square feet of signage, contiguous with their lease space and no closer than 12 inches to the side of the building line or leased space line.
 - d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
- (2) Freestanding signs. A permanent sign subject to the following regulations:
 - a. A freestanding sign shall be permitted in the front yard, located at least 10 feet from the front and side property lines.
 - b. The surface display area of the freestanding sign shall not exceed 32 square feet per side.
 - c. The freestanding sign shall not exceed six (6) feet in height.

Section 17. Section 86-687 is hereby renamed “C-1, C-2, C-3, and CR Commercial Districts”, and is amended to read as follows:

Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
 - a. One wall sign shall be permitted on each building façade with frontage on a public street.
 - b. In no case shall any tenant have more than one wall sign on a façade.
 - c. No wall sign shall be located on a rear facade.
 - d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
 - e. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied. Tenants shall be permitted signs on each building façade with frontage on a public street.
 - f. Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.
- (2) Freestanding signs. A permanent sign, subject to the following regulations:

- 1 a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more
2 of contiguous frontage on one street and more than one point of access on that street
3 may have one additional freestanding sign. If two freestanding signs are located on a site
4 based on this provision, a minimum of 250 feet shall separate the two signs.
5 b. Shall not exceed 16 feet in height.
6 c. Shall not exceed 38 square feet in surface display area per side.
7 d. Located in the front yard with the leading edge at least 10 feet back from any property
8 line.
9 e. Only one freestanding sign shall be permitted for multitenant buildings or shopping
10 centers except as provided in subsection (4)a of this section.
- 11 (3) Service station signs. Recognizing the changing nature of pricing and products for service stations,
12 the following additional regulations apply to signs at any service station.
13 a. No signs may be placed onsite other than the permitted maximum wall and freestanding
14 signs, per the provisions of this Article.
15 b. In addition to the freestanding signage allowed under the provisions of this Article, an
16 additional 6 square feet of surface display area, per side, may be permitted indicating the
17 price and grade of gasoline for sale, either as an additional wall sign or attached the
18 freestanding sign.
- 19 (4) Projecting signs. Buildings may elect to utilize projecting signs in addition to wall signs. In addition
20 to all wall sign regulations, the following additional regulations shall apply to projecting signs:
21 a. Projecting signs shall be no larger than 20 square feet in surface display area per side. Any
22 projecting sign shall count against the maximum wall sign size permitted for a building
23 façade.
24 b. Projecting signs must clear sidewalks by at least eight feet and project no more than four
25 feet from the building.
26 c. Projecting signs may extend to the bottom of the eaves of a building.
27 d. Projecting signs may be installed vertically or horizontally.
28 e. No projecting sign may be displayed unless the building to which it is attached is 20 feet
29 or more in width and no projecting sign may be closer than 50 feet to any other projecting
30 sign.
- 31 (5) Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive
32 through uses, the following additional regulations apply to drive throughs:
33 a. All signage for drive-through businesses shall be approved by the Planning Commission.
34 b. Each drive-through accessory sign shall not exceed seven (7) feet in height.
35 c. Two signs may be permitted for each drive-through lane, as follows:
36 i. One sign in the stacking lane shall not exceed sixteen (16) square feet
37 ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.
38 d. The area of the drive-in and drive-through accessory sign is exclusive of the structures
39 framing.
40 e. All drive-in and drive-through accessory signs shall be single sided.
41 f. No drive-in and drive-through accessory sign may be located within the front yard.
42 g. The drive-in and drive-through accessory sign may include electronic message signage.
43 h. The Planning Commission may consider a modified sign area, subject to the following:
44 i. Only one (1) of the drive-in and drive-through accessory signs may be increased in
45 area.
46 ii. The drive-in and drive-through accessory sign is completely screened from the
47 roadway.

- 1 iii. Under no circumstances shall the drive-in and drive-through accessory sign exceed
2 forty-eight (48) square feet in area.
3

4 **Section 18.** Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to read
5 as follows:
6

7 Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted in
8 accordance with the following regulations.
9

- 10 (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
11 a. Shall be placed flat against the building.
12 b. Such sign shall not exceed 40 square feet.
13 c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage,
14 adjacent to their lease space.
15 (2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial
16 park, subject to the following regulations:
17 a. One freestanding sign shall be permitted per lot in the park.
18 b. Shall be setback 25 feet from the front property line.
19 c. The surface display area of the freestanding sign shall not exceed 32 square feet.
20 d. Maximum height of freestanding signs shall be six (6) square feet.
21 (3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one
22 permanent sign may be permitted at one entrance to a research or industrial park development,
23 subject to the following regulations:
24 a. Shall be setback a minimum of 10 feet from the front property line.
25 b. Installation shall be in a common area for the development or on private property. No
26 such signs shall be installed in the public right of way without express written approval of
27 the Ingham County Road Department.
28 c. Such signs shall not exceed 50 square feet in surface display area per side.
29 d. Such signs shall not exceed six (6) feet in height.
30

31 **Section 19.** Section 86-689 is hereby renamed “AG, Agriculture District” and is amended to read as
32 follows:
33

- 34 (1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against
35 the main building, in addition to signs permitted elsewhere in this chapter. The surface display
36 area of such sign shall not exceed 25 square feet and the sign shall not project above the cornice
37 or roof line.
38 (2) Temporary signage for farm stands shall be permitted up to six square feet. Such signs shall not
39 be located within 100 feet of an intersection of any two public streets.
40

41 **Section 20.** Section 86-690 is hereby renamed “Temporary Signs” and is amended to read as follows:
42

43 The following temporary signs shall be permitted on all parcels in the Township, in accordance with the
44 regulations herein.
45

- 46 (1) Temporary Signs. A temporary sign may be permitted subject to the following regulations:

- 1 a. All temporary signs shall be installed on private property. No such signs shall be placed in
2 the public right of way without express written authorization of the Ingham County Road
3 Department and the Charter Township of Meridian.
- 4 b. Such temporary signs shall be no larger than eight square feet in size.
- 5 c. Such temporary signs shall be no taller than four feet in height.
- 6 d. Temporary signs may not be specifically illuminated.
- 7 e. Only one such sign is permitted, except otherwise permitted in this Section.
- 8 f. All temporary signs shall be constructed of durable, all-weather materials and shall be
9 designed to remain in place and good repair so long as they remain on display.
- 10 g. For non-single-family residential properties, the maximum display time for a temporary
11 sign is thirty (30) days. After thirty (30) days, there shall be a gap of at least thirty (30)
12 days before another temporary sign is installed on the same property.
- 13 (2) Construction Projects. In an effort to keep the public informed, the following standards shall apply
14 when new construction projects commence:
 - 15 a. One temporary sign shall be permitted on any construction site that has received site plan
16 approval or has applied for building permits.
 - 17 b. Such signs shall not exceed thirty-two (32) square feet in size per side.
 - 18 c. Such signs shall not exceed eight (8) feet in height.
 - 19 d. If freestanding, the sign shall be located no closer than 10 feet back of the street right-of-
20 way line.
 - 21 e. Temporary signs approved under this section shall be permitted for a period of two (2)
22 years or until the final building on the site receives a Certificate of Occupancy, whichever
23 is shorter.
 - 24 f. On sites utilizing construction fencing, screening fabric on the construction fence may be
25 used in place of a freestanding sign. The screening fabric shall be no larger than the
26 construction fencing, shall be maintained in good condition, and shall be removed when
27 the construction fencing is removed.
- 28 (3) Land for Sale or Lease. When all or a portion of a building or land area is listed for lease or for sale,
29 the following additional standards apply:
 - 30 a. In single-family residential districts, the size of a temporary sign shall be limited to the
31 size standards of a normal temporary sign.
 - 32 b. In multi-family residential and non-residential districts, the size of a temporary sign shall
33 be no larger than 16 square feet per side or thirty-two (32) square feet total.
 - 34 c. Such temporary signs shall be no taller than six (6) feet in height.
 - 35 d. Such temporary signs shall be setback a minimum of five (5) feet from the property line.
 - 36 e. Such signs shall be removed within seven (7) days of the closing of the sale or lease of a
37 property or portion of property.
- 38 (4) Elections. Recognizing that additional expression of speech is needed and is important
39 surrounding elections, the following additional allowances apply for a period sixty (60) days
40 before any scheduled election where Township residents have at least one ballot item to vote on:
 - 41 a. There shall be no limitation on the number of temporary signs for an individual property.
 - 42 b. The total size of all signage on an individual property shall not exceed sixty-four (64)
43 square feet.
 - 44 c. All temporary signs allowed under this section shall be removed seven (7) days following
45 the scheduled election.
 - 46 d. Banners, flags, and similar installations shall be permitted as temporary signs under this
47 section, subject to the maximum square footage limitation.

1 (5) Grand Openings. To support new businesses when they open in the Township, an additional
2 temporary sign may be permitted, subject to the standards in subsection (1) above and the
3 following standards:

- 4 a. The maximum size of a temporary sign under this section may be 40 square feet.
- 5 b. A sign under this section may be installed once the Certificate of Occupancy is issued for
6 the space and must be removed 45 days later.
- 7 c. The maximum height of a sign under this section is six feet.

8
9 **Section 21.** Section 86-691, is hereby renamed “Permitted Portable Signs” and is amended to read as
10 follows:

11
12 In order to provide businesses opportunities for pedestrian-scale signage, near the entrances to their
13 businesses, while preventing sign clutter along Township thoroughfares, Portable Signs shall be permitted
14 subject to the following:

- 15 (1) One portable sign shall be permitted per tenant in the PO, C-1, C-2, C-3, and CR Districts.
- 16 (2) Portable signs shall not exceed nine (9) square feet per side or a total of eighteen (18) square feet.
- 17 (3) The maximum height of portable signs shall be four and one-half (4.5) feet.
- 18 (4) All portable signs may only be displayed during regular business hours and must be stored
19 indoors.
- 20 (5) Portable signs shall be located within five (5) feet of the primary business entrance.
- 21 (6) Buildings located directly adjacent to the public right-of-way may place a portable sign on the
22 adjacent sidewalk, with approval of the Ingham County Road Department, provided that a
23 minimum of five (5) feet of unobstructed pedestrian access is maintained. Sufficient space shall
24 also be provided to allow car doors to open when adjacent to on-street parking.
- 25 (7) No portable sign shall occupy or obstruct the use of any fire lane, required off-street parking
26 space, driveway, doorway, or handicap ramp.
- 27 (8) A-frame signs shall not be attached to a building or any structure, including, but not limited to,
28 benches, trash receptacles, bicycle racks and light poles.

29
30 **Section 22.** Section 86-692, is hereby renamed “Sign Illumination” and is amended to read as follows:

31
32 (1) General standards.

- 33 a. All permanent signs may be illuminated, except as noted herein, subject to the approval
34 of the Community Planning and Development Director.
- 35 b. The source of any illumination shall not be directly visible beyond the property lines of
36 the parcel on which the sign is installed.
- 37 c. Sign lighting may be internal or external.
- 38 d. All external lighting fixtures being used to illuminate a sign shall face downward only and
39 shall be shielded to direct light solely to the sign being illuminated.
- 40 e. No flashing or moving illumination shall be permitted.

41 (2) Illumination standards.

- 42 a. The illumination of all signs shall not exceed 0.3 footcandles above ambient light levels
43 based on a measurement taken based on the following formula: Measurement distance
44 = $\sqrt{\text{Area of the Sign in square feet} \times 100}$
- 45 b. The illumination of a sign shall be measured with the sign off and then on again, at a point
46 as close to practical as possible that is perpendicular to the sign face, at the distance
47 determined under the formula above.

1
2 **Section 23.** Section 86-693, is hereby renamed Electronic Message Signs and is amended to read as
3 follows:
4

5 Electronic Message Signs are permitted in the C-1, C-2, C-3, and PO zoning districts, subject to the
6 following regulations:

- 7 (1) Electronic message signs may be permitted by application for and granting of a Special Use Permit
8 by the Planning Commission.
- 9 (2) Sign Area. An electronic message sign shall not exceed 25% of the permissible ground sign area.
- 10 (3) Dimming Capabilities. All permitted EMCs shall be equipped with a sensor or other device that
11 automatically determines the ambient illumination and programmed to automatically dim
12 according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle
13 measurements.
- 14 (4) Message Display Requirements.
 - 15 a. The message on an electronic message sign shall not change more than once per 24-hour
16 period.
 - 17 b. When changing messages, the transition shall appear instantaneous, with no transition
18 effects permitted.
 - 19 c. No electronic message sign shall have any flashing, scrolling, traveling, or otherwise
20 moving text or resemble or simulate any warning or danger signal or traffic control device.
- 21 (5) There shall be no audio message, audible sound, or video permitted with any sign permitted under
22 this chapter.
23

24 **Section 24.** Section 86-694, Outdoor Advertising Structures, is hereby amended to read as follows:
25

26 Outdoor advertising structures shall be permitted in accordance with the following limitations:
27

- 28 (1) Location. Outdoor advertising structures shall be located only in the I, Industrial, Zoning District.
29 Further, such structures shall only be located on properties with direct frontage on a principal
30 arterial street, as identified in § 86-367.
- 31 (2) Setbacks. Such structures shall be located in accordance with the setback requirements set forth
32 in § 86-367. No such structure shall be located closer than 660 feet to the right-of-way of a limited
33 access highway.
- 34 (3) Illumination. Outdoor advertising structures in may be illuminated, in accordance with the
35 standards found in Section 86-692.
- 36 (4) Maintenance. Outdoor advertising structures shall be adequately maintained. Such maintenance
37 shall include proper alignment of structure, continued readability of message, and preservation
38 of structure with paint or other surface finishing material. If an outdoor advertising structure is
39 not maintained, written notice of any disrepair shall be issued by the Chief Building Inspector to
40 the owner of such structure. If the disrepair is not corrected within 30 days, such structure shall
41 be removed at the owner's expense.
- 42 (5) Size. No outdoor advertising structure shall exceed 300 square feet in surface display area per
43 side.
- 44 (6) Required spacing. No outdoor advertising structure shall be located within a distance of 300 feet
45 of any other outdoor advertising structure, such distance to be measured along a line parallel to
46 the right-of-way of the highway upon which the outdoor advertising structure fronts.
47

1 **Section 25.** Section 86-695, is hereby renamed Murals and is amended to read as follows:

2
3 Murals are permitted on any commercial property, subject to the following regulations:

- 4
5 (1) One exterior wall surface of a commercial building may be covered up to 100% by a mural.
6 (2) No other signage shall be permitted on the wall where a mural has been painted.
7 (3) Illumination is permitted in accordance with the provisions of Chapter **38**, Article **VII** of the Code
8 of Ordinances, Outdoor Lighting.
9 (4) A mural shall be kept in good condition and shall be well maintained. In the case of a mural being
10 in disrepair, the mural must either be removed from the wall of the building or repaired within 60
11 days of written notice from the Township.
12 (5) A public safety hazard shall not be created with the installation of a mural.
13 (6) Murals are still subject to normal permitting requirements, as outlined in this Article.

14
15 **Section 26.** Section 86-697, is hereby created and titled Construction Project Waivers, to read as
16 follows:

17
18 In order to provide adequate visibility and signage to businesses during major construction projects, the
19 Meridian Township Board of Trustees shall have the ability to waive the temporary sign provisions during
20 major construction projects, upon recommendation of the Director of Community Planning and
21 Development. Any waiver under this section shall detail the time period, the maximum dimensions of
22 temporary signs, location(s) for temporary signs, and any other relevant ordinance alteration permitted
23 under the waiver.

24
25 **Section 27.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity
26 of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
27 of the remainder of the Ordinance.

28
29 **Section 28.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby
30 repealed only to the extent necessary to give this Ordinance full force and effect.

31
32 **Section 29.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that
33 were incurred, and proceedings that were begun, before its effective date.

34
35 **Section 30.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon
36 such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
37 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

38
39 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX,
40 2022.

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42
43
44 _____
Patricia Herring Jackson, Township Supervisor



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: September 8, 2022

Re: **Rezoning #22010 (Planning Commission), rezone seven parcels, six on Van Atta Road and one on Ethel Court, from RRA (One-Family Suburban Estate) to RA (One-Family Medium Density Residential).**

The request under review is to rezone seven parcels, totaling approximately 3.15 acres, to the RA – One-Family Medium Density designation and delete Section 86-370 – RRA District and all references to it throughout the ordinances. The Planning Commission held a public hearing for Rezoning #22010 at its August 8, 2022 regular meeting. No major concerns were raised during the discussion of the request and the Planning Commission’s straw poll indicated unanimous support.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution to recommend approval of the request is attached to this memo.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #22010 to rezone seven parcels, approximately 3.15 acres of land, from RRA, One-Family Suburban Estate, to RA, One-Family Medium Density Residential, for the following reasons:

- The proposed rezoning would be consistent with the 2017 Master Plan, which includes a recommendation to consolidate and simplify the Township’s zoning districts.
- The proposed rezoning would bring five of the seven parcels into lot size conformance.
- The proposed rezoning would bring two of the seven parcels into lot width conformance.

Attachments

1. Staff report from the public hearing, dated August 3, 2022
2. Resolution recommending approval
3. Ordinance 2022-10 – RRA Rezoning



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: August 3, 2022

Re: Rezoning #22010 (Planning Commission), rezone seven parcels, six on Van Atta Road and one on Ethel Court, from RRA (One-Family Suburban Estate) to RA (One-Family Medium Density Residential).

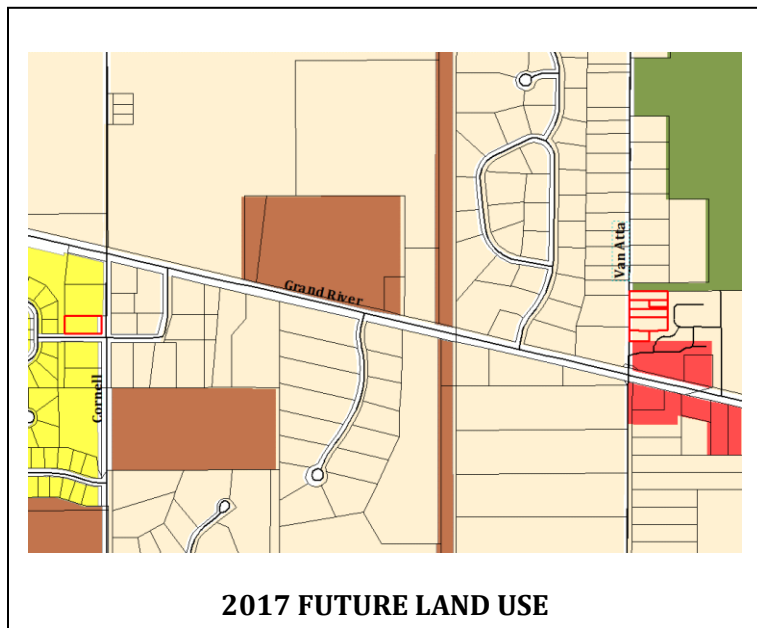
Planning staff began analyzing the residential zoning districts for potential streamlining early in 2022. During the analysis, it was discovered that the RRA – One-Family Suburban Estate zone only applies to seven parcels. Six of the subject parcels are clustered together on Van Atta Road, north of Grand River Avenue, and range in size between 6,800 square feet and 29,000 square feet. The last parcel is located south of Grand River Avenue on the northwest corner of Cornell Road and Ethel Street and is 38,660 square feet in size.

Following Staff's suggestion, the Planning Commission is proposing to administratively rezone the parcels to the RA – One-Family Medium Density designation and delete Section 86-370 – RRA District and all references to it throughout the ordinances. Deleting the RRA district would comply with one of the 2017 Master Plan's recommendations to simplify and consolidate the one-family residential districts and would also help to uncomplicate the zoning ordinance. It would also bring five of the subject parcels into conformance with lot size standards.

Future Land Use

The Future Land Use Map from the 2017 Master Plan designates the Van Atta parcels in the R1 – 0-0.5 DU/A category. The intent of the R1 future land use designation is to preserve rural and agricultural lands through low density.

Regarding the Van Atta parcels, the land to the west and east is similarly shown as R1, while the property to the south is shown under the Commercial future land use designation. The parcel immediately to the north is designated as Parks and is the west access to Ted Black Woods. The Commercial property to the south is the Winslow Trailer Park.



Rezoning #22010 (Township)
Planning Commission (August 3, 2022)
Page 2

The Future Land Use Map from the 2017 Master Plan designates the Ethel Court parcel in the R2 – 1.25–3.5 DU/A category. The intent of the R2 future land use designation is to provide suburban amenities in a medium density environment. The requested RA zoning complies with the R2 Future Land Use designation.

Regarding the Ethel Court parcel, the land to the north, west, and south are similarly shown as R2 on the Future Land Use map. Parcels to the east are designated as R1.

The 2017 Master Plan includes a Zoning Plan. Table 1 in the Zoning Plan lists the future land use categories and the zoning districts that correlate. The future land use category for the subject property is R1, which correlates with the RR, AG, and CV districts. However, the current RRA district correlates with the R2 future land use category. This is the same category that the recommended RA district correlates to.

Table 1. Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV
R2 Residential	RRA, RAAA, RAA, RA
R3 Residential	RA, RB, RX
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Business/Technology	PO, RP, I
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD
Mixed Use Core	C-PUD, PUD, MUPUD
Institutional	All Districts
Parks and Open Space	All Districts

Zoning

The following table lists the tax ID numbers for the parcels, as well as their current lot widths and lot areas.

PARCEL	CURRENT LOT AREA (SQ. FT)	CURRENT LOT WIDTH (FEET)
24-377-017	19,968	67
24-377-012	11,899	65
24-377-018	6,854	50
24-377-013	18,720	65
24-377-004	28,963	100
24-377-005	12,005	80
23-377-011	38,660	282



**Rezoning #22010 (Township)
Planning Commission (August 3, 2022)
Page 3**

The RRA zoning district requires a minimum of 90 feet of lot width and 30,000 square feet of lot area. Five of the parcels do not conform to their current minimum lot size or lot width. The requested RA (Residential) zoning district requires a minimum of 80 feet of lot width and 10,000 square feet of lot area.

Rezoning the parcels would bring all but one of the Van Atta parcels into lot area conformance and bring them all toward conformance with other dimensional standards. Property to the east and south of the Van Atta Parcels is zoned C-2 – Commercial while the properties to the west and north are zoned RR – Rural Residential.

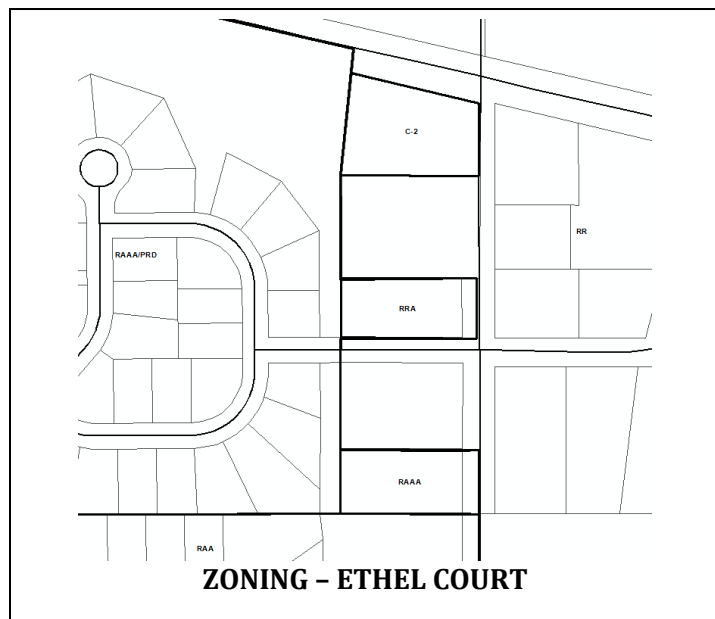
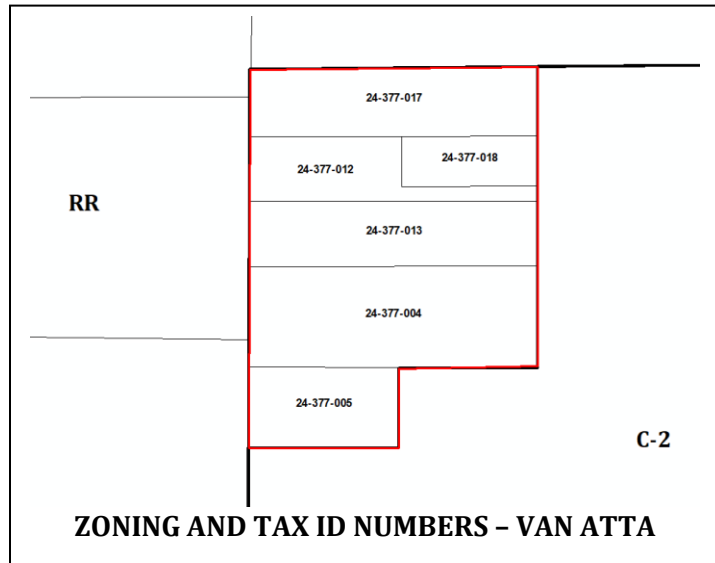
The Ethel Court parcel complies with the current RRA zoning and would comply with the requested RA zoning as well. The main benefit that the Ethel Court parcel would receive is that their side setbacks would be reduced. The parcels to the north, east, and south are zoned RR – Rural Residential. The properties to west are zoned RAAA/PRD – One-Family Low-Density Residential under a Planned Residential Development Overlay District.

Physical Features

The subject parcels are currently developed with single-family homes, except for parcel #24-377-018, which is vacant and under the ownership of the Ingham County Land Bank. The proposed rezoning would not change the allowed land uses and the single-family homes would conform to the new RA zoning category. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the subject parcels are not located in floodplains.

Wetlands and Greenspace Plan

The Township Wetland Map depicts no wetlands on the parcels. The Township Greenspace Plan does not show any preservation corridors on the Van Atta parcels, although the west access to Ted Black



Woods is immediately adjacent to the north. The Ethel Street parcel is bound by the pathway to the east and local sidewalk to the south.

Streets & Traffic

The Van Atta parcels front on Van Atta Road, which is listed in the zoning ordinance as a collector road. Ethel Street is a local road. The parcels are not proposed to be redeveloped and no new road cuts are proposed. No new traffic will be generated by the proposed rezoning and no traffic study is required.

Utilities

All seven parcels are currently served by private wells and septic services, although they are all inside of the urban service boundary. No new utilities are required for this rezoning, but they are available nearby for all seven parcels.

Staff Analysis

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

There are two main concerns that have been brought up by residents. First of all, there have been questions whether the rezoning would affect any property taxes. Second, the residents were concerned that the rezoning would lead to new developments. Staff has confirmed that the rezoning will not affect any property taxes and that the requested RA district will not allow any new development.

The purposes of the RRA and RA zoning districts (Sections 86-370 and 86-373) both say, “achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR).” Uses permitted by right are the same in both districts, except that private noncommercial kennels are not permitted in the RRA district. Special land uses are the same in both districts, except that airports are not permitted in the RRA district.

The dimensional regulations are similar between the two districts. The front yard setback is the same between the RRA and RA districts, which is 85 feet from the centerline of Van Atta Road or 25 feet from Ethel Street’s right-of-way. The side yard setback for the RA district is 10 feet, which is less restrictive than the RRA’s 15 feet. The rear yard setback is the same for both districts. In both districts, the maximum height of a residential structure is 2 ½ stories or 35 feet, and the minimum gross living area shall not be less than 1,000 square feet.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning criteria.



RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #22010
RRA Deletion Rezoning to RA**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of September, 2022, at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, the current zoning ordinance contains language that regulates a zoning district RRA – One-Family Suburban Estate District; and

WHEREAS, the Meridian Township 2017 Master Plan recommends simplifying and consolidating the zoning ordinance; and

WHEREAS, the Planning Staff has recommended the rezoning of seven parcels, 6 of which located on Van Atta Road and one located on Ethel Court, from RRA – One-Family Suburban Estate to RA – One-Family Medium Density Residential; and

WHEREAS, the Planning Commission initiated the said rezoning and held a public hearing and discussed at its regular meeting on August 8th, 2022; and

WHEREAS, the proposed rezoning would not have any effect on the tax assessments for any of the subject parcels; and

WHEREAS, the proposed rezoning conforms with the Meridian Township 2017 Master Plan; and

WHEREAS, the proposed rezoning would bring five of the seven subject parcels into lot size conformance; and

WHEREAS, the proposed rezoning would not result in any new developments; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #22010 to rezone the seven subject parcels from RRA (One-Family Suburban Estate District) to RA (One-Family Medium Density Residential).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #22010

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RRA (One-Family Suburban Estate Residential) District symbol and indication as shown on the Zoning District Map, for the following properties, legally described as:

1250 Ethel Street – Parcel ID# 33-02-02-23-377-011
4544 Van Atta Road – Parcel ID# 33-02-02-24-377-004
4536 Van Atta Road – Parcel ID# 33-02-02-24-377-005
4558 Van Atta Road – Parcel ID# 33-02-02-24-377-012
4552 Van Atta Road – Parcel ID# 33-02-02-24-377-013
4564 Van Atta Road – Parcel ID# 33-02-02-24-377-017
Unaddressed Van Atta Road – Parcel ID# 33-02-02-24-377-018

to that of RA (One-Family Medium- Density Residential).

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: September 9, 2022

Re: Text Amendment 2022-14 – One-Family Suburban Estate (RRA) Deletion

The 2017 Master Plan recommends that the nine one-family residential districts in the zoning ordinance be “simplified and consolidated”. In light of that recommendation, Planning staff has been analyzing the residential zoning districts. During the analysis, it was discovered that only seven parcels are zoned as One-Family Suburban Estate (RRA).

Six of the parcels are developed as single-family homes. Six of the seven parcels, all located together on Van Atta Road, do not conform to the RRA minimum area requirement. The text of the RRA district is as follows:

Sec. 86-370 – RRA District: One-Family Suburban Estate Residential District.

- (a) Purpose. The purpose of the RRA district is to achieve the same character, stability and sound residential environment as intended for the one-family rural residential district (RR). The difference between RR and RRA districts is that the smaller lot size will permit a slightly higher population density that makes it possible to service the dwelling units with public sewer and water facilities when the facilities are available. This district is intended to serve as a transition between higher density zoning districts and RR. This section applies to the RRA district.
- (b) Uses permitted by right. All uses permitted by right in the RR district subject to all the restrictions specified therein are also permitted in the RRA district with the exception of private noncommercial kennels.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RR district, subject to all restrictions specified therein, are permitted by special use permit in the RRA district, except the following uses are not permitted:
 - (1) Public riding stables and livestock auction yards.
 - (2) Greenhouses and nurseries selling at retail on the premises.
 - (3) Veterinary hospitals; clinics; kennels, including commercial kennels and private noncommercial kennels.
 - (4) Game or hunting preserves operated for profit.
 - (5) Sand or gravel pits, quarries, incinerators, junk yards, sanitary fills, public or semiprivate sewage treatment and disposal installations, as provided for in Article VI of this chapter.
 - (6) Airports.

- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.
- (1) Minimum lot area: 30,000 square feet.
 - (2) Minimum interior lot width: 135 feet.
 - (3) Minimum corner lot width: 135 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 25% of the lot area.
 - (5) Minimum yard dimensions.
 - a. Front yard. In accordance with the setback requirements of § **86-367** for the type of street upon which the lot fronts.
 - b. Side yard: 15 feet.
 - c. Rear yard: For lots up to 150 feet in depth the rear yard shall not be less than 35 feet in depth, for lots over 150 feet in depth the rear yard shall not be less than 40 feet in depth.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § **86-367** for the type of street upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § **86-367** for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
 - (6) Supplementary yard regulations. For permitted exceptions in yard dimensions, for permitted yard encroachments, and for placement of accessory building in yard area, refer to Article **V**, Division 3 of this chapter.
 - (7) Maximum building height: No residential structure shall exceed 2 1/2 stories or 35 feet, whichever is less. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article **V**, Division 5 of this chapter. For building height limitations for nonresidential structures and uses in residential districts, refer to § **86-654**.
 - (8) Minimum living space. Minimum, gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor level if two stories, exclusive of any attached garage. In any case total living area shall not be less than 1,000 square feet.

Staff is proposing to delete Section 86-370 – RRA District and all references to the RRA district throughout the zoning ordinance. This text amendment is tie-barred to a rezoning proposal (REZ #2022-01) that would rezone all seven parcels to RA – One-Family Medium-Density Residential. This would bring five of the six non-conforming Van Atta parcels into conformance with minimum lot size regulations. This text amendment and rezoning was discussed at the Planning Commission meeting on July 11, 2022. At that meeting, Staff was asked to schedule a public hearing for August 8, 2022.

Deleting Section 86-370 and rezoning the parcels would comply with the 2017 Master Plan's recommendations and help to simplify the zoning ordinance by consolidating two zoning districts. The rezoning would bring five parcels into minimum lot size conformance, two parcels into lot width conformance, and lower the side setback requirements for all seven parcels from 20 to 15 feet.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment 2022-07 in accordance with the revised draft ordinance language dated March 24, 2022.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-07 – Deletion of RRR District
3. Redlined version of Ordinance 2022-07 – Deletion of RRR District

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-14
RRA Deletion**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of September, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the current zoning ordinance contains language that regulates a zoning district RRR – One-Family Rural Residential Low-Density District and

WHEREAS, the Meridian Township 2017 Master Plan recommends simplifying and consolidating the zoning ordinance; and

WHEREAS, seven parcels in Meridian Township are zoned RRA – One-Family Suburban Estate; and

WHEREAS, the seven parcels are proposed to be rezoned to RA – Single-Family Medium Density; and

WHEREAS, rezoning the parcels would bring five of the seven parcels into conformance with lot size regulations; and

WHEREAS, rezoning the parcels would bring two of the seven parcels into conformance with lot width regulations; and

WHEREAS, rezoning the parcels would not have any effect on any of the parcel owners’ tax assessments; and

WHEREAS, rezoning the parcels would not result in any additional development; and

WHEREAS, removal of the RRA – One-Family Suburban Estate district is in line with the Meridian Township 2017 Master Plan.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-14, to delete Sec. 86-370 - RRA – One-Family Suburban Estate and all references to that section from the zoning ordinance.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Zoning Amendment #22014 - RRA Deletion

September 9, 2022

Page 2

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of September, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRA, ONE-FAMILY SUBURBAN ESTATE RESIDENTIAL DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

Section 2. Section 86-368, RR District, One-Family Rural Residential District, is hereby amended at subsection (b) to read as follows:

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(a) Uses permitted by right.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]

(8) Raising and keeping of chickens and rabbits as nonagricultural use. The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a. Registration.

- 1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
- 2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
- 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

- 1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
- 2. Roosters shall not be allowed.
- 3. The sale of chickens, rabbits and eggs on the property is prohibited.
- 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
- 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

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- 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
- 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
- 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
- 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]
- (14) [UNCHANGED]
- (15) [UNCHANGED]
- (16) [UNCHANGED]
- (17) [UNCHANGED]
- (18) [UNCHANGED]
- (19) [UNCHANGED]

Section 3. Section 86-370, RRA District: One-Family Suburban Estate Residential District, is hereby deleted in its entirety.

Section 4. Section 86-371, RAAA District, One-Family Low-Density Residential District, is hereby amended at subsection (a) to read as follows:

(a) Purpose. The purpose of the RAAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR). The difference between RR and RAAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR one-family rural residential district. This section applies to the RAAA district.

Section 5. Section 86-378, PRD District, Planned Residential Development Overlay District, is hereby amended to read as follows:

- (a) [UNCHANGED]
- (b) Applicability; districts for which these regulations apply. The planned residential development overlay district (PRD) may be applied as an alternative to conventional zoning regulations in the RR, RAAA, RAA, and RA single-family residential zoning

1 districts. All requirements and standards of the underlying zoning district or the
2 district being requested with a concurrent rezoning application shall also apply,
3 unless varied by the specific provisions of this section.

4 (c) [UNCHANGED]

5 (d) [UNCHANGED]

6 (e) Design standards. The following standards are intended to ensure that the
7 development is designed to preserve important natural features and open space.

8 (1) [UNCHANGED]

9 (2) Applicable district regulations. All requirements of the corresponding zoning
10 district in the table below shall apply within the applicable underlying zoning
11 district:

Underlying Zoning (square feet)	Applicable Regulations (square feet)
RR—40,000	RAAA—20,000
RAAA—20,000	RA—10,000
RAA—13,500	RB—8,000
RA—10,000	RB—8,000

12 (3) [UNCHANGED]

13
14 (f) [UNCHANGED]

15 (g) [UNCHANGED]

16 (h) [UNCHANGED]

17 (i) [UNCHANGED]

18
19 **Section 6.** Section 86-432, PO District: Professional and Office District, is hereby amended to
20 read as follows:

21
22 (a) [UNCHANGED]

23 (b) Uses permitted. The following types of commercial activities may be permitted,
24 provided that only public sanitary sewerage will be utilized. All of the following uses
25 permitted must be conducted wholly in a permanent, fully enclosed building:

26 (1) [UNCHANGED]

27 (2) [UNCHANGED]

28 (3) [UNCHANGED]

29 (4) [UNCHANGED]

30 (5) [UNCHANGED]

31 (6) Religious institutions, except when located adjacent to a one-family or two-
32 family residential zoning district (RRR, RR, RAAA, RAA, RA, RB, and RX).

33 (c) Uses permitted by special use permit.

34 (1) [UNCHANGED]

35 (2) [UNCHANGED]

36 (3) [UNCHANGED]

37 (4) Religious institutions, when located adjacent to a one-family or two-family
38 residential zoning district (RRR, RR, RAAA, RAA, RA, RB, AND RX), subject to
39 the following site location and development standards:

40 a. [UNCHANGED]

41 b. [UNCHANGED]

- 1 c. [UNCHANGED]
- 2 d.[UNCHANGED]
- 3 e.[UNCHANGED]
- 4 f. [UNCHANGED]

- 5 (d) [UNCHANGED]
- 6 (e) [UNCHANGED]
- 7

8 **Section 7.** Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to
9 read as follows:

10 (c) General restrictions and standards.

- 11 (1) [UNCHANGED]
- 12 (2) [UNCHANGED]
- 13 (3) [UNCHANGED]
- 14 (4) [UNCHANGED]
- 15 (5) [UNCHANGED]
- 16 (6) [UNCHANGED]

17 (7) Density. The total number of dwelling units permitted shall be determined in
18 accordance with the following stipulations:

- 19 a. [UNCHANGED]
- 20 b.[UNCHANGED]

21 c. In the RAAA, RAA, RA, and RB districts, the maximum density as
22 computed by subsection (c)(7) may be increased no more than 25%
23 of the net allowable density of the buildable land when a planned unit
24 development is designed with unique and extraordinary amenities,
25 such as preservation of woodlots, provisions of lakes, provision of
26 recreational facilities, provision of affordable housing, etc.

- 27 d.[UNCHANGED]
- 28 e.[UNCHANGED]

- 29 (8) [UNCHANGED]
- 30 (9) [UNCHANGED]
- 31 (10) [UNCHANGED]
- 32 (11) [UNCHANGED]
- 33
- 34

35 **Section 8.** Validity and Severability. The provisions of this Ordinance are severable and the
36 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
37 or effectiveness of the remainder of the Ordinance.

38
39 **Section 9.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
40 hereby repealed only to the extent necessary to give this Ordinance full force and
41 effect.

42
43 **Section 10.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
44 that were incurred, and proceedings that were begun, before its effective date.

45
46 **Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
47 or upon such later date as may be required under Section 402 of the Michigan Zoning
48 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
49 referendum.

1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
2 **XXXXXXXX**, 2022.

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10

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRA, ONE-FAMILY SUBURBAN ESTATE RESIDENTIAL DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RRA Districts	One-Family Suburban Estate Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

1 **Section 2.** Section 86-368, RR District, One-Family Rural Residential District, is hereby
2 amended at subsection (b) to read as follows:
3

4 (a) Uses permitted by right.

5 (1) [UNCHANGED]

6 (2) [UNCHANGED]

7 (3) [UNCHANGED]

8 (4) [UNCHANGED]

9 (5) [UNCHANGED]

10 (6) [UNCHANGED]

11 (7) [UNCHANGED]

12 (8) Raising and keeping of chickens and rabbits as nonagricultural use. The
13 raising and keeping of chickens and rabbits accessory only to one-family
14 dwellings in the ~~RR~~, RAAA, RAA, and RA zoning districts is subject to the
15 following requirements:

16 a. Registration.

17 1. Prior to the raising and keeping of chickens and rabbits on any
18 property under this section, the property shall be registered
19 with the Department of Community Planning and
20 Development.

21 2. Only an individual living in a dwelling on the property shall
22 raise or keep chickens and rabbits on the property. A
23 registration may not be transferred.

24 3. Notwithstanding registering with the Township, private
25 restrictions on the use of property shall remain enforceable
26 and take precedence over the registration. Private restrictions
27 include, but are not limited to, deed restrictions,
28 condominium master deed restrictions, neighborhood
29 association by-laws, and covenant deeds. The interpretation
30 and enforcement of the private restriction is the sole
31 responsibility of the private parties involved.

32 b. Standards. In addition to registering with the Township, the raising
33 and keeping of chickens and rabbits accessory only to one-family
34 dwellings in the ~~RR~~, RAAA, RAA, and RA zoning districts shall comply
35 with the following standards:

36 1. In no case shall the maximum number of chickens and rabbits
37 in any combination exceed four.

38 2. Roosters shall not be allowed.

39 3. The sale of chickens, rabbits and eggs on the property is
40 prohibited.

41 4. Chickens and rabbits shall not be kept in any location on the
42 property other than in the rear yard as defined by the zoning
43 ordinance.

44 5. Chickens and rabbits shall be provided with a covered
45 structure and must be kept in the covered structure or an
46 adjoining fenced area at all times. Covered structures and
47 fenced areas used for the raising and keeping of chickens and
48 rabbits are subject to all provisions of Chapter 86 (zoning),
49 except the covered structure and fenced area shall be set back
50 a minimum of 10 feet from a side or rear lot line and structures

proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

- 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
- 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
- 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
- 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]
- (14) [UNCHANGED]
- (15) [UNCHANGED]
- (16) [UNCHANGED]
- (17) [UNCHANGED]
- (18) [UNCHANGED]
- (19) [UNCHANGED]

Section 3. Section 86-370, RRA District: One-Family Suburban Estate Residential District, is hereby deleted in its entirety.

Section 4. Section 86-371, RAAA District, One-Family Low-Density Residential District, is hereby amended at subsection (a) to read as follows:

(a) Purpose. The purpose of the RAAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential districts (RR) ~~and (RRA)~~. The difference between RR/~~RRA~~ and RAAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR/~~RRA~~ one-family rural residential districts. This section applies to the RAAA district.

Section 5. Section 86-378, PRD District, Planned Residential Development Overlay District, is hereby amended to read as follows:

(a) [UNCHANGED]

1 (b) Applicability; districts for which these regulations apply. The planned residential
2 development overlay district (PRD) may be applied as an alternative to conventional
3 zoning regulations in the RR, ~~RRA~~, RAAA, RAA, and RA single-family residential
4 zoning districts. All requirements and standards of the underlying zoning district or
5 the district being requested with a concurrent rezoning application shall also apply,
6 unless varied by the specific provisions of this section.

7 (c) [UNCHANGED]

8 (d) [UNCHANGED]

9 (e) Design standards. The following standards are intended to ensure that the
10 development is designed to preserve important natural features and open space.

11 (1) [UNCHANGED]

12 (2) Applicable district regulations. All requirements of the corresponding zoning
13 district in the table below shall apply within the applicable underlying zoning
14 district:

Underlying Zoning (square feet)	Applicable Regulations (square feet)
RR—40,000	RAAA—20,000
RRA—30,000	RAA—13,500
RAAA—20,000	RA—10,000
RAA—13,500	RB—8,000
RA—10,000	RB—8,000

15 (3) [UNCHANGED]

16 (f) [UNCHANGED]

17 (g) [UNCHANGED]

18 (h) [UNCHANGED]

19 (i) [UNCHANGED]

20
21
22 **Section 6.** Section 86-432, PO District: Professional and Office District, is hereby amended to
23 read as follows:

24
25 (a) [UNCHANGED]

26 (b) Uses permitted. The following types of commercial activities may be permitted,
27 provided that only public sanitary sewerage will be utilized. All of the following uses
28 permitted must be conducted wholly in a permanent, fully enclosed building:

29 (1) [UNCHANGED]

30 (2) [UNCHANGED]

31 (3) [UNCHANGED]

32 (4) [UNCHANGED]

33 (5) [UNCHANGED]

34 (6) Religious institutions, except when located adjacent to a one-family or two-
35 family residential zoning district (RRR, RR, ~~RRA~~, RAAA, RAA, RA, RB, and RX).

36 (c) Uses permitted by special use permit.

37 (1) [UNCHANGED]

38 (2) [UNCHANGED]

39 (3) [UNCHANGED]

(4) Religious institutions, when located adjacent to a one-family or two-family residential zoning district (RRR, RR, ~~RRA~~, RAAA, RAA, RA, RB, AND RX), subject to the following site location and development standards:

- a. [UNCHANGED]
- b. [UNCHANGED]
- c. [UNCHANGED]
- d. [UNCHANGED]
- e. [UNCHANGED]
- f. [UNCHANGED]

(d) [UNCHANGED]

(e) [UNCHANGED]

Section 7. Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to read as follows:

(c) General restrictions and standards.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]

(7) Density. The total number of dwelling units permitted shall be determined in accordance with the following stipulations:

- a. [UNCHANGED]
- b. [UNCHANGED]
- c. In the ~~RRA~~, RAAA, RAA, RA, and RB districts, the maximum density as computed by subsection (c)(7) may be increased no more than 25% of the net allowable density of the buildable land when a planned unit development is designed with unique and extraordinary amenities, such as preservation of woodlots, provisions of lakes, provision of recreational facilities, provision of affordable housing, etc.
- d. [UNCHANGED]
- e. [UNCHANGED]

(8) [UNCHANGED]

(9) [UNCHANGED]

(10) [UNCHANGED]

(11) [UNCHANGED]

Section 8. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 9. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 10. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

1 **Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
2 or upon such later date as may be required under Section 402 of the Michigan Zoning
3 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
4 referendum.
5

6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
7 **XXXXXXX**, 2022.
8

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10
11 Patricia Herring Jackson, Township Supervisor
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13
14
15 Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: September 8, 2022

Re: Text Amendment – Day Care Numbers Amendment

Planning Staff informed the Planning Commission about changes to the state’s day care regulations at their August 8th meeting. Public Act 106 of 2022 was recently signed into law. PA 106 allows a family home provider to expand from six children to seven children. It also allows a group home provider to serve 14 children instead of 12. These changes were summarized in Township Focus, August 2022.

As a result of these changes, the definitions for Family Day Care and Group Day Care need to be updated. If the Planning Commission is interested in pursuing this, then Staff will finalize the ordinance and schedule a public hearing at a future Planning Commission meeting.

Attachments

1. Page 13 from Township Focus, August 2022
2. Day Care definitions – Redline
3. Day Care definitions – Clean

to Treasury a copy of a denial. The measure also adds the requirement that the county treasurer's denial shall be on Form 4075. The county treasurer must retain a copy of Form 4075 and would have to forward a copy upon Treasury's request.

Finally, the provision stating that an affidavit filed by an owner for a PRE rescinds all previous exemptions filed by that owner for any other property was eliminated. The Department of Treasury and State Tax Commission will update all existing guidance related to boards of review and the PRE, as needed.

Natural Resources Trust Fund dollars approved for local projects

Townships with development and land acquisition projects approved by the Michigan Natural Resources Trust Fund Board now have the funds approved. Public Act 151 of 2022, signed into law with immediate effect on July 19, appropriates \$45.6 million for 117 projects across the state. The bill was sponsored by Sen. Mark Huizenga (R-Walker).

Changes to State Revolving Fund enacted

Changes to streamline and modernize the Drinking Water and Clean Water State Revolving Fund, making it easier for local units to apply, were signed into law. Public Act 132, sponsored by Rep. Beth Griffin (R-Mattawan), PA 133, sponsored by Rep. David Martin (R-Davison Twp.), and PA 134, sponsored by Rep. Sara Cambensy (D-Marquette), allow preexisting documents to be used for applications, streamline the programs by ensuring they follow the same procedures and add flexibility into the scoring process to address pressing needs. The bills were signed into law on June 30 with immediate effect.

Increased capacity for childcare homes

If your township has an ordinance specifying the number of children permitted for a family care home or a group childcare home, you may need to check your ordinance. Public Act 106 of 2022, sponsored by Rep. Jack O'Malley (R-Almira Twp.), allows a family home provider to expand from six children to seven children. It also allows a group home provider to serve 14 children, instead of 12. The new law is part of a bipartisan package recently enacted to prioritize safety while increasing access to quality childcare and allow home-based childcare providers with a proven record of success to serve more children. The change took effect on June 23, 2022.

New setbacks on underground storage tanks from drinking water sources

To further protect drinking water, new setback requirements for underground storage tanks from drinking water sources are now in place. Public Act 160 of 2022, sponsored by Sen. Rick Outman (R-Belvidere Twp.), also allows a waiver of those setbacks only for upgraded tanks with better leak prevention systems. The measure was signed into law on July 19 with immediate effect.

COVID-19 provisions to be repealed

Three new public acts limit the effectiveness of the certain COVID-19-related provisions beginning Jan. 1, 2022 and repeal those provisions effective Jan. 1, 2023. Public Acts 138, 139 and 140 of 2022 affect the following COVID-related provisions previously established:

- PA 238 of 2020, which provides requirements for employees who are diagnosed with COVID-19, who display the principal symptoms of the disease or who have had close contact with someone else who tests positive.
- Sections 85 and 85a of the Michigan Occupation Safety and Health Act (MIOSHA), which establish conditions for immunity from civil liability for an employer whose employee is exposed to COVID-19.
- The COVID-19 Response and Reopening Liability Assurance Act, which establishes standards for immunity.

The bills were signed by the governor on July 11.

Extension for neighborhood enterprise zone certificate

The holder of a neighborhood enterprise zone certificate issued before March 23, 2020, may soon request a one-year automatic extension. House Bill 6017 was passed and is pending signature by the governor. The bill amends the Neighborhood Enterprise Zone Act to allow the holder of a neighborhood enterprise zone certificate to request in writing to the qualified assessing authority not later than one year after the certificate expired a one-year automatic extension of the deadline, in addition to any extensions already used by the holder. If signed, a loss of state and local property taxes could occur due to the one-year extension, and the potential loss would depend on the specific characteristics of the projects eligible for the extension.

Change on housing transfers from charitable nonprofit housing organization

The presumptive true cash value of eligible nonprofit housing property transferred from a charitable nonprofit housing organization to a low-income individual after Dec. 31, 2021, now changes from the purchase price to the loan amount on the closing disclosure form. The change is incorporated in Public Act 156 of 2022, sponsored by Rep. Julie Alexander (R-Hanover Twp.), which was recently signed into law. Previously, for transfers of eligible nonprofit housing property, the purchase price paid in a transfer of the property from a charitable nonprofit housing organization to a low-income person that occurred after Dec. 31, 2010, was the presumptive true cash value of the property transferred.

The new law also expands the number of individuals who would qualify as low-income individuals eligible by raising the income limit from 60% of the statewide median gross income to 80%. The statutory change was approved on July 19 with immediate effect.

86-2 - Definitions

FAMILY CHILD CARE HOME

A single-family dwelling in which not more than ~~six~~ seven minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day, for more than four weeks during a calendar year, unattended by a parent or legal guardian.

GROUP CHILD CARE HOME

A single-family dwelling in which more than ~~six~~ seven, but not more than ~~12~~ 14, minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day for more than four weeks during a calendar year, unattended by a parent or legal guardian.

86-2 - Definitions

FAMILY CHILD CARE HOME

A single-family dwelling in which not more than seven minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day, for more than four weeks during a calendar year, unattended by a parent or legal guardian.

GROUP CHILD CARE HOME

A single-family dwelling in which more than, but not more than, minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day for more than four weeks during a calendar year, unattended by a parent or legal guardian.



To: Planning Commission Members

**From: Timothy R. Schmitt, AICP
Director of Community Planning & Development**

Date: September 9, 2022

Re: 2022 Master Plan Update – Process

At the August 8, 2022 meeting, the Planning Commission directed Staff to issue the Notice of Intent to Plan, as required by State law, to the surrounding communities, utilities, and other agencies with a direct interest in land use and planning in the Township. Staff sent the notices as directed and have already begun hearing from organizations interested in learning more and being part of the process going forward. Now that the Notice has been issued, Staff has been preparing to roll out the initial public input process on the plan.

As a reminder, this is an update to the 2017 Plan. The 2017 plan was a comprehensive update to the long-range planning in the Township. Prior to that, the plan had not been updated since 2005. The 2017 plan introduced the concept of Potential Intensity Change Areas (PICAs) in Okemos, Haslett, and the Carriage Hills area, and added a formal Urban Service Boundary to the Plan. There are extensive Goals and Objectives that guide the decision making in the Township. These are all important aspects to the Plan that should be reviewed as part of the 2022 Update.

For a last piece of introduction, there are a series of required elements in the State enabling legislation for every master plan developed in the State of Michigan. These are:

1. A land use plan for the Township. *This is the most important part of the plan and is the basis for future zoning decisions the Township makes.*
2. A transportation infrastructure map. The Township's Pathway Master Plan will fill this requirement, as the Department of Public Works has created an excellent document for our use.
3. Maps of waterways and waterfront developments.
4. Sanitary sewers and water supply systems maps
5. Maps showing facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels
6. Maps of public utilities and structures
7. Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities
8. A zoning plan, which is the explanation of how the land use categories on the future land use map relate to the districts on the zoning map
9. Recommendations for implementing any of the master plan's proposals

Items 2, 3, 4, 5, and 6 will be provided by Staff and referenced in the final plan. Item 7 has a limited role in our community, as we do not have blighted areas by and large, but Staff would welcome input

2022 Master Plan Update - Process

Page 2

on this matter. Item 8 is relatively straightforward and will be completed once a draft Future Land Use Map is prepared. Which leaves items 1 and 9, the basis for any quality Master Plan. Both require public input. Staff would propose the following to begin to get public input on the future of the community.

2021 Community Survey

The Township underwent an extensive Community Survey in 2021, the results of which hold insight as to planning topics for the Master Plan. **At the September 26th meeting, Staff will bring the survey results and analysis to the Planning Commission for discussion on areas of focus/inclusion in the plan.**

Regular Township Communications

The Township has an extensive communications strategy, utilizing our website, various social media platforms, email distribution lists, digital newsletters, and print media. We plan on utilizing these existing paths of communication to reach our residents and ask for their input. Since we do not have any major controversies or substantial land use changes in the past five years, Staff is recommending a series of questions be posed to the public, over the course of the next several months, to gather input on topics that are important to people, such as:

- What one thing do you want to change about Meridian Township?
- What do you believe is the biggest challenge facing Meridian Township in the next five years? (Also, 20 years, to get a longer term perspective)
- What is the best thing about living in Meridian Township?

We would appreciate the Planning Commission's input on this item, specifically any additional questions. We also anticipate holding the first formal public hearing on the Master Plan update in October. Additionally, we are working with Communications to set up dedicated space for updates on the Township's website.

Urban Service Boundary discussion

The urban service boundary is a very important piece of the Township's Master Plan and we recommend dedicating some time to specifically discuss it. In the past five years, there have been two major residential developments just inside of the USB, discussion of a new school just outside of the USB, and Staff has received regular questions about development of a property just outside of the boundary. **We would recommend that the USB be a formal topic for Planning Commission discussion and public input on November 14th.** Reviewing and discussing the USB on a regular basis will make it more defensible, should it ever be challenged in court.

Boards and Commissions

The Township has twenty boards and commissions, with scores of volunteers serving on those boards. Staff plans on reaching out and presenting to the following:

- Brownfield Redevelopment Authority
- Corridor Improvement Authority
- Downtown Development Authority
- Economic Development Corporation
- Environmental Commission
- Park Commission

- Transportation Commission

The Township Board will also be involved, as they are the final adopters of the Master Plan. **Planning Staff will work with the other Staff liaisons to get on the schedules for these groups this fall and ask for their specific input into planning for the Township.**

Goals/Objectives/Implementation Matrix (GOI)

The Goals/Objectives/Implementation Matrix are one of the most used portions of any Master Plan. The Goals and Objectives portion of the plan is the bigger picture 'path' for the future of the community. The Implementation Matrix is the 'how to' and 'when' of the plan. Our current plan lays out a good series of larger scale Goals and Objectives, but is limited on the Implementation side. The current 'top level' goals are:

1. Preserve and Strengthen Residential Neighborhoods
2. Preserve Open Space and Natural Areas
3. Enhance the Viability of Township Business
4. Maintain and Expand a Diverse Park System
5. Maintain Essential Public Services
6. Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-Modal Transportation Network
7. Promote Efficient and Sustainable Growth Practices

Staff is recommending restructuring slightly in the updated plan, around the following headings:

1. Preserve and Strengthen Residential Neighborhoods
2. Enhance the Viability of Township Businesses
3. Maintain Outstanding Public Services
4. Ensure Sustainable Growth in the Township
5. PICAs

The first three are the same as the current plan. The sustainable growth topic will encompass the preservation of open space, diverse park system, and sustainable growth practice from the 2017 plan. We aren't removing those topics, but staff believes the Master Plan should complement the work of the Parks and Recreation Department with their comprehensive Master Plan, rather than recreate it. The same goes for the Pathway Plan developed by the Department of Public Works.

Lastly, for the PICAs, staff is recommending a new approach. While there will be language regarding goals and objectives for those areas and potential new ones, we believe each area needs some additional focus. We are planning on recommending that each PICA is spun off into a Small Area Plan, which will be created and reviewed in the intervening five years between Master Plan updates. This will allow the Planning Commission to continually be forward looking for these areas. We would kick this off in late 2023, with the specific area to be determined. Additionally, in the coming months, Staff will provide the Planning Commission with some 'lessons learned' from the last five years on the PICAs.

Staff's current plan will be to bring a draft 'skeleton' of Goals/Objectives to the Planning Commission for formal discussion in November/December. We will utilize all the public input we receive from the general public, boards and commissions, and the Planning Commission to then

2022 Master Plan Update - Process

Page 4

start drafting language for review. We will also hold a formal public hearing on this portion of the plan as well, at a date to be determined. The Implementation Matrix will follow as part of the final draft plan, once Staff is able

Future Land Use Map (FLUM)

A Planning Commission subcommittee has reviewed the existing land use in the Township and discussed potential conflicts or changes that need to be taken into account in the Future Land Use Map. One additional meeting is anticipated in October/November of this year to wrap up that subcommittee's work. Additionally, Staff has a series of properties that we have had calls/emails/conversations about in the last year that the Planning Commission should formally discuss. **We would recommend receiving a report out from the subcommittee in November or December and having a formal discussion of the Future Land Use map in January 2023.** The FLUM is likely to be one of the last items to finalize for the draft of the plan.

Public Hearings

We will hold formal public hearings on the Master Plan at both the Planning Commission and Township Board in the coming months. At a minimum, we would like to do a 'kick off' public hearing in October at both boards. We would also hold a public hearing with the draft FLUM in January and a final public hearing at both boards once a draft plan is in place.

This represents Staff's 'plan to plan' from a public input perspective. This represents a precise way to address the big issues in the Township, getting the public input we need, while modernizing the 2017 plan in light of the pandemic and market changes that it ushered in over the past two years. We would welcome any and all questions/concerns/input/suggestions at this point, to incorporate into the overall structure moving forward.