

CITY OF MT. MORRIS
DOWNTOWN DEVELOPMENT AUTHORITY MEETING

May 18, 2016
1:30 P.M.

1. **MEETING CALLED TO ORDER:** Chairman Don Lemmon.
2. **APPROVAL OF MINUTES:** Regular meeting minutes of April 20, 2016.
3. **COMMUNICATIONS:**
 - a. **None.**
4. **UNFINISHED BUSINESS:**
 - a. **Strategic Planning.**
 - b. **Revenue/Expenditure Report.**
 - c. **Downtown Landscape.**
5. **NEW BUSINESS:**
 - a. **City Sign Ordinance.**
 - b. **Memorial Day Parade.**
 - c. **Joyce Project.**
 - d. **City Welcome Packet.**
6. **PUBLIC COMMENT**
7. **DDA MEMBER COMMENTS**
8. **ADJOURNMENT**

**PLEASE TURN OFF ALL CELL PHONES AND OTHER ELECTRONIC DEVICES PRIOR TO
THE MEETING!**

CITY OF MT. MORRIS
DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes
April 20, 2016

At 1:30 p.m., Chairperson Don Lemmon called the regular DDA meeting to order.

PRESENT: Don Lemmon, Lou Templeton, Boyce A. Judkins, Shirley Corcoran, Dorothy Lindsey, Adam Martin (arrived at 1:32), Tim Elder and City Manager Elena Danishevskaya.

ABSENT: Matt Gunn, Joyce Bartos, and Tim Hacker.

OTHERS: City Clerk Kristina K. Somers, and DPW Superintendent Paul Zumbach (late arrival).

MINUTES:

A motion was made by Dorothy Lindsey and seconded by Tim Elder, to approve the regular meeting minutes of March 16, 2016, and special budget meeting of March 30, 2016.

All Ayes.

Motion carried.

PRESENTATION:

a. Plante Moran.

Pam Hill from Plante Moran discussed Fire Truck repayment, and an overview of the transactions.

COMMUNICATIONS:

a. None.

UNFINISHED BUSINESS:

a. Strategic Planning.

Tim Elder discussed he would like to see the city cleaned up, old car wash torn down, and work on getting city business signs taken care of. Stated the City sidewalks are a mess, and would like to see them fixed. Discussed having an annual night out in the City, and bringing more events into the city.

Lou Templeton agrees with the need for repairing the city business signs, making owners responsible.

Shirley Corcoran commented that she believes the residents are losing hope.

Judd Judkins stated that if the residence start helping with clean up, others will follow.

NEW BUSINESS:

a. Dancing in the Streets.

Dan Lavelle discussed the plans for this year's Dancing in the Streets event. Asked the DDA to sponsor the Band/DJ for the whole day and night of Dancing in the Streets event at the cost of \$900.

After discussion a motion was made by Judd Judkins seconded by Adam Martin to approve to sponsor the Band/DJ for the Dancing in the Streets event at the cost of \$900.

___ 7 ___ Ayes

___ 0 ___ Nay

___ 3 ___ Absent
(Gunn)
(Bartos)
(Hacker)

Motion carried.

PUBLIC COMMENT:

Dan Lavelle thanked the DDA for sponsoring Dancing in the Streets again this year. Discussed the Veterans Memorial that is being held at the City of Mt. Morris Cemetery Saturday, May 28 at 9am. Stated he is working with an Eagle Scout to place a flag pole in the City of Mt. Morris Cemetery. Donations are being accepted for the flags that will be placed on the Veterans graves during this Memorial, see Dan Lavelle with donations or questions.

DDA MEMBER COMMENTS:

Adam Martin thanked Dan Lavelle for all his work on the Dancing in the Street event, discussed the Memorial Day parade and that there will be a reward for the best float, in hopes to get more floats in the parade.

Tim Elder discussed scheduling a City Clean up in May.

Dorothy Lindsey would like to see a special meeting on the parade events.

Don Lemmon discussed Memorial Day parade ideas.

Mayor Boyce A. Judkins discussed the winner of the city logo contest, and flags for the Memorial.

City Clerk Kristina Somers informed DDA of the City Hall schedule changes.

ADJOURNMENT:

There being no further business, the meeting was adjourned at **3:03 p.m.**

Kristina K. Somers, City Clerk

CITY OF MT. MORRIS
STRATEGIC PLANNING WORKSHOP

Establish a framework to move Mt. Morris forward:

1. Where are we today?
2. Where do we want to go in the future?
3. How do we get there?

VISION:

Identify what we want the city to look like in 10-25 years from now:

What are our strongest assets?

What do we absolutely love about Mt. Morris?

What do we need to work on?

REVENUE/EXPENDITURE REPORT

City of MtMorris

For the Period: 7/1/2015 to 4/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 276 - Downtown Development Authority							
Revenues							
Dept: 000.000							
403.000 CURRENT PROPERTY TAXES	14,000.00	14,000.00	12,698.25	0.00	0.00	1,301.75	90.7
405.000 CURRENT PROPERTY TAX PENALTY	100.00	100.00	53.14	0.00	0.00	46.86	53.1
665.000 INTEREST ON INVESTMENTS	15.00	15.00	0.00	0.00	0.00	15.00	0.0
675.000 DDA BANNER DONATIONS	0.00	0.00	1,195.00	25.00	0.00	-1,195.00	0.0
694.000 OTHER REVENUES	0.00	0.00	368.75	0.00	0.00	-368.75	0.0
Dept: 000.000	14,115.00	14,115.00	14,315.14	25.00	0.00	-200.14	101.4
Revenues	14,115.00	14,115.00	14,315.14	25.00	0.00	-200.14	101.4
Expenditures							
Dept: 103.000 AUTHORITY BOARD							
701.000 SALARY & WAGES	2,000.00	2,000.00	2,357.60	704.10	0.00	-357.60	117.9
714.000 FRINGE BENEFITS	1,280.00	1,280.00	1,846.17	503.69	0.00	-566.17	144.2
740.000 OPERATING EXPENSE	800.00	800.00	1,063.89	605.40	0.00	-263.89	133.0
880.000 COMMUNITY PROMOTIONS	2,000.00	2,000.00	1,300.00	900.00	0.00	700.00	65.0
940.000 RENTAL	1,000.00	1,000.00	460.58	0.00	0.00	539.42	46.1
AUTHORITY BOARD	7,080.00	7,080.00	7,028.24	2,713.19	0.00	51.76	99.3
Expenditures	7,080.00	7,080.00	7,028.24	2,713.19	0.00	51.76	99.3
Net Effect for Downtown Development Authority	7,035.00	7,035.00	7,286.90	-2,688.19	0.00	-251.90	103.6
Change in Fund Balance:			7,286.90				
Grand Total Net Effect:	7,035.00	7,035.00	7,286.90	-2,688.19	0.00	-251.90	

Sec. 48-1. Title.

This chapter shall be known and cited as the City of Mt. Morris Sign Ordinance.
(Ord. of 12-8-97, § 1; Ord. of 11-13-00(1), § 1)

Sec. 48-2. Definitions.

As used in this chapter, the following words shall have the meaning set forth below:

City council means the City Council of the City of Mt. Morris, Genesee County, Michigan.

District means each part, or parts, of the city for which specific zoning regulations are prescribed.

Flag means a piece of cloth or bunting attached to a pole attached to and perpendicular to the ground, bearing the official design of any unit of government, education institution, fraternal benefit societies, order or organization, or any organization operated exclusively for religious, charitable, scientific, literary, or educational purposes, except when displayed in connection with commercial promotion.

Frontage means the lands and distance thereof of any lot fronting on one side of a street between intersecting or intercepting streets, or between a street and another right-of-way, waterway, end of a dead end street or city boundary measured along the street line.

Height of a sign means the vertical distance measured from the ground immediately beneath the sign to the highest point of its structure.

Home occupation means an occupation conducted in a dwelling unit.

Lot means, for purposes of this chapter, a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- (1) A single lot of record;
- (2) A portion of a lot of record;
- (3) A combination of contiguous lots of record, or contiguous portions of lots of record;
- (4) A parcel of land described by metes and bounds.

Marquee sign means a display on a marquee or extending above or below a marquee, awning or canopy.

- (2) Legal notices; identification, informational, or directional signs erected or required by governmental bodies;
- (3) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights;
- (4) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

Sign area means the area of a sign consisting of the entire surface of any regular geometric form, including words, letters and symbols, or combinations of regular geometric forms, comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of such area.

Sign, on-site means a sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises.

Sign, off-site means a sign other than an on-site sign.

Wall sign means a sign which is attached directly to, or otherwise inscribed upon, a building wall or the exterior of a window.

Window sign means any sign which is permanently or temporarily applied, affixed, or attached to the interior or exterior of any building window.

Zoning administrator means that person or persons duly charged by the appropriate appointing authority with the responsibility for executing and administering the zoning provisions of the City of Mt Morris Code of Ordinances, or authorized by the zoning administrator to act on their behalf.

(Ord. of 12-8-97, § 2; Ord. of 11-13-00(1), § 2)

Sec. 48-3. Permits.

No person shall erect, place, structurally alter, paint, or add to any sign nor attach any sign to an existing sign, which shall either increase the area thereof or constitute a structural alteration thereof or an addition thereto, without first obtaining a permit to do so in the manner hereinafter provided.

- (1) *Application for sign erection permits.* Application for such permit shall be filed upon forms provided by the zoning administrator and shall contain the following information:
 - a. Name, address, and telephone number of the applicant.
 - b. Location of building, structure or lot to which the sign is to be attached or erected.
 - c. Position of the sign in relation to nearby buildings, structures, and property lines.
 - d. A drawing of the plans and specifications and method of construction and attachment to the building or in the ground.

- (4) One non-illuminated temporary sign having a maximum area of 12 square feet indicating the name of the architect, developer, and/or construction company responsible for the construction of a building while construction is in progress.
- (5) One non-illuminated sign shall be allowed at a residential address. Such sign shall not be located on vacant lots or at addresses where the residence is unoccupied. No such sign may be placed on public property or within the public right-of-way. All such signs must meet the location requirement set forth in subsection (3) and shall not be more than three square feet in area and shall not contain obscenity or profanity. The period during which said signs shall be displayed shall not exceed the time frame of the event, activity or season.

(b) *Flags.* Flags shall be permitted in any district providing all of the following requirements are met:

- (1) The top of the flagpole shall be no higher than 35 feet above grade.
- (2) The height of the flagpole shall be at least eight feet higher than the length of the longest side of the flag, measured from the lowest point of the flag (at relaxed position) to grade.

(Ord. of 12-8-97, § 4; Ord. of 11-13-00(1), § 4; Ord. No. 11-02, 4-11-11)

Sec. 48-5. Signs requiring permits.

(a) *Permanent signs in commercial, office and manufacturing districts (C-R, C, O and I districts).* On-site signs may be permitted in the commercial, office and manufacturing districts as follows:

- (1) No on-site sign shall be permitted which is not accessory to the business conducted on the property.
- (2) No such sign shall be lighted by means of flashing or intermittent illumination. All lights used for the illumination of business structures or areas surrounding them, or for the illumination or display of merchandise or products of business establishments shall be completely shielded from the view of vehicular traffic using the road or roads abutting such business properties.

Floodlights used for the illumination of said premises, or any sign thereon, whether or not such floodlights are attached to or separate from the structure on which such sign is attached, shall not be directed in such a manner as to adversely affect adjoining or nearby properties, or traffic.

- (3) No on-site sign, as permitted, shall extend or project above the highest elevation of the wall to which it is attached, provided, however, signs may project above said wall when they are an integral part of such wall.

ment of services. Each freestanding sign shall have one square foot of area per sign face per lineal foot of frontage with a maximum size of 75 square feet per sign face, 32 square feet in the office district.

Business uses with more than 60 feet of street property frontage, the sign shall have a maximum overall height of 25 feet.

For business uses with less than 60 feet of street property frontage, the sign shall have a maximum overall height of not more than 20 feet.

- b. Public domain. In all cases such signs shall be located on the same property upon which said business use is located and shall be located in such a manner so that no part of said sign extends over the public domain (and shall not be located or constructed such as to obscure essential vision of motorists and contribute to hazardous conditions.)
- c. Traffic directional signs. Portions of the freestanding or pylon sign devoted to traffic-directional purposes including but not limited to those indicating "one way" shall not be included in the above specified area, it being the intent hereof that the limitation hereby imposed shall relate to advertising content. The nature, style and size of traffic directional signs shall be approved by the administrative official charged with enforcement of this chapter shall be as uniform in design and style as possible under the circumstances. Freestanding or pylon signs solely containing such traffic directional information shall not be included in the freestanding or pylon sign count provided that greater than 70 percent of each sign face is used for traffic directional purposes.
- d. Shared freestanding signs. "Business use" is hereby defined, for the purposes of this subsection, as a single parcel or piece of land (or a platted lot or combination of platted lots used as a single entity) which is zoned and used for a business purpose. In the event such parcel (or platted lot or combination or platted lots used as a single entity) shall be divided, by sale or lease, into distinct segments (each of which is individually capable, pursuant to this chapter of being used, separate and distinct from other business uses) each such business use thereby created shall be entitled to its own freestanding pylon sign. It is the intent of this definition to preclude the erection of separate freestanding pylon signs for each business use if a business use shares parking areas or driveways or building entrances or malls in common with at least one other business use, in which case such group or business uses which share common facilities shall be deemed a "shopping center" and only one such freestanding pylon sign shall be permitted for the entire shopping center. In the case of shopping centers, said freestanding pylon sign shall have one square foot of area per foot of frontage, with a maximum size of 180 square feet per sign face irrespective of frontage. With respect to the computation of the gross area of the sign for a shopping center, frontage need not be frontage upon a street but may be computed on the basis of the dimensions of the store front or building frontage irrespective of the length of street frontage.

a permit for erection of the temporary sign for a time period not to exceed 14 consecutive days and each business shall only be permitted one temporary sign per calendar year if all of the following conditions are met:

1. The sign shall not exceed 24 square feet in total area per face, shall have no more than two faces and shall not project higher than six feet above curb level.
 2. The sign shall contain no visible moving, revolving or mechanical parts or movement, or other apparent visible movement achieved by electrical, electronic or mechanical means, including intermittent electrical pulsations, or by action of normal wind current.
 3. The sign shall contain no self-illumination and will not be otherwise illuminated.
 4. The sign location, design, structure, materials and support will not constitute a hazard to safety, health or welfare of the general public during the period of its erection.
 5. The sign shall not be attached to a tree, fence, utility pole, standpipe, gutter, drain or fire escape or impair access to a roof or ingress or egress of any structure.
 6. The sign shall not be located on any public property, right-of-way or sidewalk, or near any parking area entrance where the sign would obstruct the vision of the vehicles.
 7. The applicant shall submit the permit fee for a temporary sign which shall be established by resolution of the council.
 8. The sign must be located on the property of the applicant.
 9. Churches and educational institutions located in the R-1 and R-2 districts shall be permitted to have a temporary/portable sign if said sign meets all the above conditions and said sign is located on its property. Churches and educational institutions shall be permitted up to six temporary signs per premises per year provided all of the above conditions are met.
- b. If the zoning administrator denies a request for a temporary sign permit, the applicant may appeal the decision to the planning commission.
- c. A temporary sign erected in violation of any provision of this section shall be impounded by the department of public works and may be destroyed or disposed of if not claimed within five business days by the occupant of the property where the sign was erected.
- d. Governmental institutions shall be exempt from all provisions of this chapter.
- e. Banners, flags, pennants, ribbons, streamers, balloons and other temporary signs are permitted only as temporary signs as provided for in this section.

Sec. 48-7. Signs announcing that a business is open.

"Open" signs. Businesses shall be permitted to display one sign with the word "open" and the size of such sign shall not be included in computation of the percentage requirement set forth in section 48-5 hereof. Such signs shall not flash or vary in intensity unless they meet the requirements hereinabove set forth in section 48-6.

(Ord. No. 07-03, § 3, 4-9-07)

Editor's note—Ord. No. 07-03, § 3, adopted April 9, 2007, renumbered the former §§ 48-7—48-9 as §§ 48-8—48-10 and enacted a new § 48-7 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.

Sec. 48-8. Variances.

(a) *Generally.* These variance procedures are instituted to provide an opportunity for the relaxation of the terms of this chapter where it would not be contrary to the public interest and where, owing to the conditions peculiar to the sign request and not the result of the action of the applicant, literal enforcement of this chapter would result in an unnecessary and undue hardship.

(b) *Procedures.*

- (1) An applicant for a variance shall file a written request, together with the applicable fee, with the city zoning administrator setting forth the specific variance requested and the reasons for the variance.
- (2) The city zoning administrator shall prepare a report on the request and have it placed on the agenda of the city council.
- (3) Notices of the hearing before the city council will be mailed out to all residents and property owners within 300 feet of the subject property and shall be published in a paper of general circulation at least 15 days before the city council meeting.
- (4) At the hearing the applicant and any members of the public shall be given an opportunity to comment on the request.
- (5) The city council shall grant the variance if they find that all of the following conditions have been met:
 - a. Strict enforcement of the Code would cause unnecessary hardship and deprive the applicant of rights enjoyed by similarly situated city residents or businesses.
 - b. The conditions and circumstances of the applicant are unique and not applicable to other city residents or businesses.
 - c. The conditions and circumstances were not created by the applicant.
 - d. The requested variance will not confer special privileges that are denied other similarly situated residents or businesses.

(d) All nonconforming signs shall be brought into conformance within a ten-year grace period from the effective date of the ordinance from which this chapter is derived.

(e) An inventory of nonconforming signs shall be prepared within six months of adoption of this chapter. Owners of property on which nonconforming signs are located shall be notified by certified mail within nine months of adoption of this chapter stating the time they shall have to bring their signs into conformance.

(Ord. of 12-8-97, § 8; Ord. of 11-13-00(1), § 8; Ord. No. 07-03, § 3, 4-9-07; Ord. No. 08-01, § 2, 1-28-08)

Note—See the editor's notes to §§ 48-7 and 48-8.

Sec. 48-11. Penalty.

Any person who violates any of the provisions of this chapter shall be deemed guilty of a municipal civil infraction, as established by the Code of Ordinances of the City of Mt. Morris, municipal civil infractions section 1-14. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense.

(Ord. of 12-8-97, § 9; Ord. of 11-13-00(1), § 9; Ord. No. 07-03, § 3, 4-9-07; Ord. No. 08-01, § 2, 1-28-08)

Note—See the editor's notes to §§ 48-7 and 48-8.

e. The requested variance is not contrary to the spirit and intent of this chapter.
(Ord. No. 08-01, § 1, 1-28-08)

Editor's note—Ord. No. 08-01, §§ 1 and 2, adopted Jan. 28, 2008, renumbered the former §§ 48-8—48-10 as 48-9—48-11 and enacted a new § 48-8 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.

Sec. 48-9. Maintenance.

(a) All signs for which a permit is required and all supports thereof shall:

- (1) Be kept in compliance with the plans and specifications filed and approved for issuance of the sign permit.
- (2) Be kept and maintained in a safe condition.
- (3) At all times conform to all provisions of this chapter.

(b) The zoning administrator has the authority to inspect any sign requiring a permit at any given time to ensure compliance with the requirements of this chapter.

(c) The zoning administrator may require the repair or removal of a sign requiring a permit within seven days upon the finding that any of the following conditions exist:

- (1) The sign is found to be unsafe.
- (2) The sign is in a condition that does not comply with this chapter.
- (3) The sign was established as an accessory use for a principal use which has ceased to exist for a period of six months.

(Ord. of 12-8-97, § 7; Ord. of 11-13-00(1), § 7; Ord. No. 07-03, § 3, 4-9-07; Ord. No. 08-01, § 2, 1-28-08)

Note—See the editor's notes to §§ 48-7 and 48-8.

Sec. 48-10. Nonconforming signs.

(a) A nonconforming sign shall not be repaired, altered, reconstructed, relocated, or expanded in any manner unless or until the sign is made to conform with the provisions of this chapter. Ordinary maintenance and minor repairs which will not increase the normal life of the sign which are required for safety purposes will be permitted. Structural alterations to a nonconforming sign are prohibited.

(b) Notwithstanding any other provision contained in this chapter, in the event a change in the ownership or name of the business identified or advertised by a nonconforming sign necessitates the replacement of a sign face, the nonconforming sign may be altered by either repainting the sign face or replacing one or more removable panels on the sign without first making the entire sign conform with the provisions of this chapter. Nothing contained herein shall extend or alter the applicable period of time within which the nonconforming sign must be made to conform to the provisions of this chapter.

(c) If the use of a nonconforming sign is discontinued for more than six months, it shall be made to conform with the provisions of this chapter or shall be removed.

- (2) *Temporary signs in residential districts requiring temporary sign permit.* One temporary sign having a maximum area of 32 square feet is permitted in residential districts to announce the sale of lots or structures in any one subdivision, for a maximum period of one year.
- (3) *Temporary/portable signs not requiring a permit.* Election or political signs are permitted in residential districts provided they have a maximum area of four square feet per sign face, and are permitted in commercial and industrial districts provided they have a maximum area of 8 square feet per sign face. Such signs shall not be erected closer to any adjacent street right-of-way line than ½ the setback required for said lot, there shall be no more than two such signs per lot, and they must be removed within ten days following the balloting for the election or issue which the sign was referencing.

(Ord. of 12-8-97, § 5; Ord. of 11-13-00(1), § 5; Ord. No. 07-03, § 1, 4-9-07)

Sec. 48-6. Signs not permitted; signs with flashing lights.

(a) *Signs and devices which are not permitted.* Permanent signs with any visible, moving, revolving or mechanical parts or movements, or other apparent visible movement achieved by electrical, electronic or mechanical means, including intermittent electrical pulsations, or by action of normal wind current shall not be permitted.

(b) *Electronic message boards.* Electronic message boards or signs are permitted only as hereinafter set forth:

- (1) Monument message board signs shall be set back a minimum of 25 feet from the public right-of-way.
- (2) No such sign shall be higher than as otherwise permitted by this chapter or other provisions of the City Code.
- (3) No such sign shall exceed eight square feet in size.
- (4) The lighted portion of the sign shall not be red in color.
- (5) The programmed message shall remain on the screen for a minimum of two seconds; "scrolling" is not permitted.
- (6) The use of the "flash" option on electronic message board signs is prohibited.
- (7) All such signs shall be reduced in intensity to ½ of their daytime intensity at sunset and shall remain at this level of intensity until sunrise.

(Ord. of 12-8-97, § 6; Ord. of 11-13-00(1), § 6; Ord. No. 07-03, § 2, 4-9-07)

- e. Gasoline pump signs. Customary lettering or other insignia which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and any other sign required by law, and not exceeding a total of three square feet on each pump; and if illuminated, such signs shall not be the flashing or intermittent type and shall not in any manner constitute a traffic hazard with respect to adjacent streets or intersections.
- f. Off-site signs. Off-site signs, that are signs advertising any business or activity, except on the property where such business or activity is located, are not permitted.
- g. Signs associated with vacant business establishments. As of the effective date of the ordinance from which this chapter is derived, all sign messages associated with a business establishment which has been vacant for a period of 60 days shall be removed. This provision is not intended to require the removal of a permanent sign structure as long as the sign message can be removed by painting over the sign or by removing message boards.

(b) *Permanent signs in residential districts (R-1, R-2, RB, R-C districts).*

- (1) Uses permitted by conditional use permit in residential districts may be allowed a wall or freestanding sign, not to exceed 32 square feet per sign face. In approving the sign as part of the conditional use permit, the planning commission may limit the size, lighting and location to ensure its compatibility with surrounding residences. In determining its compatibility it will consider the following:
 - a. Setback of the sign from adjacent lots and from the nearest residence.
 - b. Surrounding land uses.
 - c. Type and intensity of light of sign.
 - d. Landscaping of sign.
- (2) In the RB and R-C districts a free standing or wall sign is permitted to identify a residential development such as a mobile home park or an apartment complex. Such signs are subject to the same review standards as signs for uses permitted by conditional use permit as noted above.

(c) *Permanent signs in PUDs.* The size and location of a sign within a PUD shall be determined by the planning commission as part of PUD approval. The maximum permitted sign size for commercial, office and industrial uses shall be the sizes permitted in section 48-5(a).

(d) *Temporary/portable signs.*

- (1) *Temporary/portable signs requiring a permit.*
 - a. The zoning administrator may approve an application for erection of a temporary/portable sign in any district, other than the R-1 and R-2 Districts, and shall issue

- (4) Wall signs may only be erected on an exterior wall providing all of the following requirements are met:
 - a. A business establishment may have up to 20 percent sign coverage on the face of any wall. The area of the face of the wall shall include the area of any windows located on the building face.
 - b. All such signs shall be flat signs, attached and parallel to the face of any building all complying with the following requirements:
 1. No such sign shall extend farther than 15 inches from the face of the building upon which it is attached, provided, however, that where a sign extends more than three inches from the face of said wall, the bottom of said sign shall not be closer than ten feet from the ground level below said sign.
 2. The maximum height of any single on-site sign shall not exceed five feet and the maximum width shall not exceed 90 percent of the width of the wall to which said sign is attached.
- (5) Awning/canopy signs.
 - a. Awning/canopy signs are permitted in that area defined in the City of Mt. Morris Master Plan as the (central business) district. Awning/canopy signs shall be subject to the approval of the zoning administrator, who shall insure that the location, size and type of such signs shall be uniform as related to other similar signs. The total area of signs permitted on canopies shall be included as part of the total number and area of wall signs permitted for each business establishment. Business owners are permitted to attach one marquee sign to the underside of the awning/canopy sign perpendicular to the building face provided that the area of such sign does not exceed one square foot in area.
 - b. Awning/canopy signs, including marquee signs attached to the underside of the awning/canopy signs, must be located at least nine feet above the sidewalk.
 - c. Awning/canopy signs are permitted in commercial or office districts that are not located in the central business district; however they shall not be permitted above the public domain.
- (6) Window signs. On-site window signs shall be permitted on any building face and shall be included in the calculation of approved wall signage.
- (7) Roof signs. Roof signs shall not be permitted.
- (8) Projecting signs. Signs projecting more than 15 inches from a wall shall not be permitted.
- (9) Freestanding signs.
 - a. All freestanding signs are to have a maximum of two sign faces.

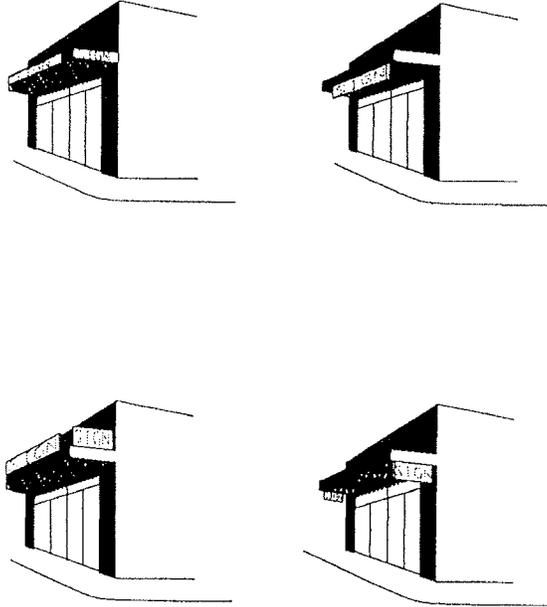
One freestanding or pylon sign shall be permitted per business use or shopping center as hereinafter defined, advertising the name of said business use including any special company or brand name, insignia or emblem and special announce-

- e. Copy of stress sheets and calculations, if deemed necessary, showing the structure as designed for dead load and wind pressure in accordance with regulations adopted by the building official.
 - f. Name and address of the person, firm, corporation, or association erecting the structure.
 - g. Such other information as may require to show full compliance with this and all other applicable laws of the City of Mt. Morris and the State of Michigan.
- (2) *Permit fee.* The fee for permits shall be set by resolution of the city council.
- (3) *Approval.* The zoning administrator shall approve the application and provide the applicant with a sign permit if:
- a. The applicant has paid the required sign permit fees.
 - b. The applicant has submitted a complete application.
 - c. The application meets all of the requirements of this chapter.
- (4) *Denial.* If the zoning administrator denies an application for a sign permit, the applicant may appeal the decision to the planning commission. Such appeal must be filed with the city within 30 days of the date of the notice of denial. The planning commission shall hear the appeal within 35 days of a complete application being filed. The planning commission shall decide the appeal within 14 calendar days of the meeting at which the appeal was reviewed.
- (5) *No permit required.* No permit shall be required for ordinary servicing, repainting of existing sign message, or cleaning of a sign. No permit is required for change of message of a sign without change of structure, including a bulletin board or billboard, but not including a sign to which a new permanent face may be attached.
- (Ord. of 12-8-97, § 3; Ord. of 11-13-00(1), § 3)

Sec. 48-4. Signs not requiring permits.

(a) *Signs in residential districts.* On-site signs may be permitted in residential districts as follows:

- (1) One professional sign or name plate sign for a permitted home occupation not more than 144 square inches in area which shall be non-illuminated.
- (2) One non-illuminated temporary sign pertaining to the lease or sale of the premises upon which it is placed, not exceeding eight square feet in total area, provided that it shall be removed within seven days after the consummation of a lease or sale transaction.
- (3) Signs permitted in the residential districts shall not be erected closer to any adjacent street right-of-way line than one-half the setback required for the lot, provided that a nameplate sign not more than 72 square inches in area, as regulated above, may be placed anywhere within the front yard.



Master plan means the Comprehensive Development Plan for the City of Mt. Morris, Geneses County, Michigan.

Nonconforming sign means any sign which does not conform with the provisions of this chapter but which was lawfully existing and maintained within the city prior to and at the time this chapter became effective, or was lawfully in existence and in use on the property inside the township on the date this chapter went into effect.

Projecting sign means any sign attached to a building which extends more than 15 inches beyond any vertical surface of the building which supports it.

Roof sign means any sign which is attached to a building and any part of which extends above either the top of the building silhouette or any portion of the roof surface.

Setback means distance from the centerline or right-of-way lines of streets to the building line for the purpose of defining limits within which no building or structure; or any part thereof, shall be erected or permanently maintained.

Sign means any device designed to inform or attract the attention of persons not on the premises on which the sign is located; excepting, however, the following which shall not be included within this definition:

- (1) Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;

(d) All nonconforming signs shall be brought into conformance within a ten-year grace period from the effective date of the ordinance from which this chapter is derived.

(e) An inventory of nonconforming signs shall be prepared within six months of adoption of this chapter. Owners of property on which nonconforming signs are located shall be notified by certified mail within nine months of adoption of this chapter stating the time they shall have to bring their signs into conformance.

(Ord. of 12-8-97, § 8; Ord. of 11-13-00(1), § 8; Ord. No. 07-03, § 3, 4-9-07; Ord. No. 08-01, § 2, 1-28-08)

Note—See the editor's notes to §§ 48-7 and 48-8.

Sec. 48-11. Penalty.

Any person who violates any of the provisions of this chapter shall be deemed guilty of a municipal civil infraction, as established by the Code of Ordinances of the City of Mt. Morris, municipal civil infractions section 1-14. Each act of violation and every day upon which any such violation shall occur shall constitute a separate offense.

(Ord. of 12-8-97, § 9; Ord. of 11-13-00(1), § 9; Ord. No. 07-03, § 3, 4-9-07; Ord. No. 08-01, § 2, 1-28-08)

Note—See the editor's notes to §§ 48-7 and 48-8.

CITY OF MT. MORRIS

ORDINANCE 14-05

AN ORDINANCE to amend the Code of Ordinances, City of Mt. Morris, Michigan by amending and restating Sections of Chapter 48 entitled, "Signs" as follows: (a) adding a definition of temporary/portable signs; (b) restating the definition of projecting/perpendicular signs; (c) amending and restating Code Section 43-3 relative to permits by restating the time for hearing and deciding appeals; and (d) by restating Code Section 48-5(a)(8) by defining the circumstances under which a business establishment may have a projecting/perpendicular sign, providing the nature of said signs and the area thereof and stating the distance of said sign from an intersection.

THE CITY OF MT. MORRIS ORDAINS:

SECTION 1.

The Definition Section of the Code as set forth in Section 48-2 shall set forth as an additional definition the following:

Temporary/Portable Signs. A sign not constructed or intended for long-term use and not permanently mounted, nor shall any such sign be permanently fastened to the ground or building.

SECTION 2.

The definition of projecting signs as set forth in Code Section 48-2 shall be restated as follows:

Projecting/Perpendicular Sign, means a sign which is securely affixed to a building, and projects from and is perpendicular to the structure to which it is affixed.

SECTION 3.

Code Section 43-3 entitled "Permits", Subsection (4) shall be restated as follows:

Denial. If the Zoning Administrator denies an application for a sign permit, the applicant may appeal the decision to the Planning Commission. Such appeal must be filed with the city within thirty (30) days of the date of the notice of denial. The Planning Commission shall hear the appeal within forty-five (45) days of a complete application being filed. The Planning Commission shall decide the appeal at the next scheduled meeting of the Commission.

SECTION 4.

Code Section 48-5 (a)(8) shall be restated as follows:

A projecting/perpendicular sign as defined in Code Section 48-2 of this Code may be erected provided all of the following requirements are met:

- (1) A business establishment may have a projecting/perpendicular sign provided said projecting/perpendicular sign does not project into the right of way and,

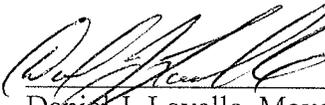
in no case, shall said sign or any portion thereof extend closer than two (2) feet from the street side of the curb. In the event the street is widened or the curb is moved for any reason, the said projecting/perpendicular sign shall be moved at the sign owners expense, if necessary, to maintain this location with respect to the right of way and the curb.

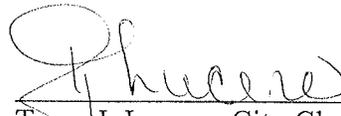
- (2) Said projecting/perpendicular sign may have two (2) faces. Each face shall have an area not to exceed twenty percent (20%) of the area of the face of the building. No part of the sign shall exceed the height of the building and the bottom of the projecting/perpendicular sign must be a minimum of nine (9) feet from the ground level.
- (3) A face of the projecting/perpendicular sign shall be no closer than Thirty (30) feet from the curb line of a street intersecting the street to which the face or faces of the sign are exposed.

SECTION 5.

All other Sections of the Code remain unchanged.

We the undersigned Mayor and Clerk of the City of Mt. Morris, do hereby certify that the above ordinance was adopted by the City Council at a regular meeting on the 8th day of December, 2014.


Daniel J. Lavelle, Mayor


Tema J. Lucero, City Clerk

APPROVED AS TO FORM
AND LEGALITY

Charles A. Forrest, Jr.

ADOPTED: DEC 08, 14
PUBLISHED: DEC 10, 14
EFFECTIVE: DEC 11, 14

BUILDING A COMMUNITY

Vision:

- ◆ We must have a common vision to build a community.

Recognize our Assets:

- ◆ What do we currently possess in our community?
- ◆ How can our current assets help us promote our community?

Recognize our Needs:

- ◆ What do we need in our community to help make it more successful?

*How can we
use our
ASSETS
to meet our
NEEDS?*

We can only be successful by working together as a team. As the popular camp song says, ***“It only takes a spark to get a fire going,”*** but it takes a number of people joined together with a common vision to keep that fire from being extinguished.

LET US PROMOTE YOU!

We Promote Clio Businesses!

If you have a special commUNITY event, let us know! We try to catch what’s movin’ and shakin’, but Clio is a busy place!



We use FaceBook as our main source of

communication. By clicking on the “Like” and “Share” buttons, it’s easy to spread the news about local information, events, or just share fun and encouraging stuff.

If a business is not on FaceBook, please message us photos and information and we can still promote or help someone get a FaceBook page set up.

We have the right to refuse any events that seem risqué or inappropriate, however. For example, we will not promote a wet T-shirt

contest or anything along those lines—just to be clear! ☺



www.FaceBook.com/ClioProudAndStrong

Reuben Garcia: 989.213.2075

Dawn Garcia: 989.860.9648

Clio Proud and Strong is a non-profit organization through True Life Covenant, a 501(c)(3).

Clio
PROUD *And* STRONG

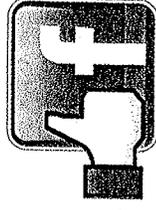


We’re more than a city;

we’re a

community.

REUBEN AND DAWN GARCIA



*Please Like
and Share on*

CLIO PROUD AND STRONG

Our goals are:

- ◆ To be a positive and motivating force within our community.
- ◆ To encourage businesses to support and communicate with one another.
- ◆ To promote events throughout our entire community, making all residents, businesses, churches, and educational systems aware of what is happening within our community so that all may participate and support Clio events.
- ◆ To create community event opportunities for business showcasing.
- ◆ To schedule multiple days throughout the year for community clean-up of our park, trails, city streets, and amphitheater.
- ◆ To implement adoption sponsorship of various sections within the park, amphitheater, city, etc., for maintenance and care.
- ◆ To gather volunteers for residential clean-up and maintenance of homes as cited by the City of Clio for those challenged to meet the requirements due to financial constraints, physical disabilities, other

- restrictions, or special circumstances.
- ◆ To work with the various offices and organizations of the City of Clio.

A COMMUNITY Needs a Common Vision.

- ◆ To collaborate with the Clio Chamber of Commerce.
- ◆ To support our educational systems.
- ◆ To assist existing community outreach programs and spiritual organizations.
- ◆ To use the **Clio Proud and Strong Facebook Page** as a tool to notify people of the events of Clio; promote Clio businesses, our great residents, and schools; learn about one another; encourage one another; share positive experiences; and have fun!

We have many assets in Clio:

- ◆ A wonderful park with trails for walking, biking, and hiking; a playground for children; a creek; pavilions; bathrooms
- ◆ A beautiful amphitheater
- ◆ A movie theater
- ◆ An indoor go-kart track
- ◆ A community theatre and group that performs live productions

- ◆ Numerous local specialty businesses
- ◆ A groovy bakery
- ◆ Flower shops
- ◆ A café that features various entertainment venues, weddings, benefits, and parties
- ◆ A wedding chapel with banquet facilities
- ◆ An art society
- ◆ A fantastic library
- ◆ Multiple halls to rent
- ◆ Various bars/restaurants for entertainment and sponsoring benefit dinners
- ◆ Pet shops
- ◆ Veterinary clinics
- ◆ Multiple community outreach programs
- ◆ Groceries stores
- ◆ Pharmacies
- ◆ A virtual secretarial service
- ◆ Chiropractors
- ◆ Dentists/Doctors
- ◆ Mental health counseling
- ◆ Optometrists
- ◆ Salons/Healthcare/Gyms
- ◆ Multiple spiritual organizations/churches
- ◆ A fully functional school system/college
- ◆ Attorneys
- ◆ **And many other great businesses and organizations that we may have missed!**