

**CITY OF MT. MORRIS
PLANNING COMMISSION
AGENDA
July 17, 2017
6:30 p.m.**

1. **MEETING CALLED TO ORDER:** Chairman Marc Middleton.
2. **ROLL CALL**
3. **APPROVAL OF MINUTES:** Approval of June 19, 2017 meeting minutes.
4. **COMMUNICATIONS:**
5. **PRESENTATION:**
 - a. **GCPC: Master Plan.**
6. **PUBLIC COMMENT:**
7. **OLD BUSINESS:**
 - a. **None.**
8. **NEW BUSINESS:**
 - a. **RESOLUTION 17-02PC: Approval of Sign Ordinance text amendments.**
9. **PUBLIC COMMENT:**
10. **UPDATES:**
11. **PLANNING COMMISSION COMMENTS:**
12. **ADJOURNMENT:**

**PLEASE BE COURTEOUS TO OTHERS
TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES PRIOR TO THE MEETING.**

**CITY OF MT MORRIS
PLANNING COMMISSION**

June 19, 2017

At **6:30 p.m.**, Chairman Marc Middleton called the Planning Commission Meeting to Order.

PRESENT: Marc Middleton, Marc Gauze, Stephanie Sain, Dan Davis, Lillian Bigelow, Mike Clark, Mark Middleton, City Manager/Treasurer Vicki Fishell, and Mayor Duane Dunckel.

ABSENT: None.

ROLL CALL:

All members present.

OTHERS: City Clerk Kristina Somers.

APPROVAL OF MINUTES:

A motion was made by Lillian Bigelow, seconded by Marc Gauze to approve the minutes of the regular meeting held on May 15, 2017.

All ayes.

Motion carried.

COMMUNICATIONS:

None.

PUBLIC COMMENT:

Thomas Joubran – 6093 Davison Rd. – Discussed Medical Marihuana, passed out literature to Planning Commission, and that he is for the City of Mt. Morris writing an ordinance to allow Medical Marihuana facilities.

Council member D. Davis discussed personally welcoming the business, let Mr. Joubran know that the City Council voted against writing an Ordinance, and the Planning Commission tabled all discussions at this time.

Stephanie Sain discussed reservations with dispensaries on every street corner, and wanting to bring long term business to the City. Went over State, and Federal policy changes, and how she believes it could hurt the City.

Mike Clark discussed multiple facilities located north of the City.

Chairman Marc Middleton suggested Mr. Joubran going to City Council to see if they want to revote on Planning Commission writing an Ordinance.

Brea Glenn – 384 Wilson Ave. – Discussed City Ordinance 10-1 prohibiting fowl, going to City Council asking to amend Ordinance.

Chairman Marc Middleton explained the Planning Commission waiting for direction from City Council to make any changes to current Ordinance.

OLD BUSINESS:

None.

NEW BUSINESS:

a. Discussion on Sign Ordinance.

After discussion a motion was made by Duane Dunckel, seconded by Marc Gauze to amend Ordinance 14-01, Section 48-5 (d) Temporary/Portable Signs to 20% of square foot of fence, and Section 48:5 section (4) a. to 30% of square feet of exposed exterior walls, with approval of zoning administrator.

Roll call: ___9___ Ayes ___0___ Nays ___0___ Absent

Motion carried.

Mayor Duane Dunckel discussed making changes to the current Sign Ordinance, would like to look at updating the Ordinance to help more businesses in the City be in compliance.

Dan Davis discussed least restrictive environments, flashing lights, businesses in violation in the City of Mt. Morris, and believes the current rules are too restrictive.

Stephanie Sain went over CD 45:11 section 5 - signs located on fences, discussed possible fire violations that need to be checked into, and the current violations fees.

Lillian Bigelow discussed current signage laws, permits allowed, changes made in the past.

Co-Chairman Marc Gauze discussed having Law Enforcement inspect businesses.

Dan Davis discussed not putting a limit on temporary signs, with permits.

Mayor Duane Dunckel agreed with Mr. Davis on not putting a limit in temporary signs, with permits.

Chairman Marc Middleton discussed getting more direction from the City Council on changes that need to be made.

Mike Clark discussed bringing back standards, and violations for not following Ordinances.

PUBLIC COMMENT:

None.

UPDATES:

City Manager/Treasurer Vicki Fishell informed Planning Commission on the status of the water main/road project.

PLANNING COMMISSION COMMENTS:

Dan Davis discussed reviewing Mt. Morris Township Ordinance on fowl at the next meeting.

Marc Gauze discussed the two new businesses coming into the city, and rules and regulations.

Dan Davis discussed issues with past gaming facility, would like to see a back ground check done.

Mayor Duane Dunckel discussed being for working on Fowl Ordinance, for new gaming business, and agrees with temporary business signs.

ADJOURNMENT:

With no further business, the meeting was adjourned at **7:34 p.m.**

**CITY OF MT. MORRIS
PLANNING COMMISSION**

RESOLUTION 17-02A

WHEREAS: This Commission has reviewed and considered the proposed Amendment to the sign ordinance with respect to permanent signs in commercial, office and manufacturing districts, and temporary/portable signs; and

WHEREAS: After full consideration of said language, this Commission has determined that said language is appropriate and should be forwarded to the City Council with this Commission's recommendation that it be adopted in the form attached hereto; and

NOW THEREFORE BE IT RESOLVED:

That this Planning Commission does hereby forward to the City Council the attached language for permanent signs in commercial, office, and manufacturing districts, and temporary/portable signs with the recommendation that said language be adopted in the form presented as an amendment to the sign ordinance.

A motion was made by Commission member _____, seconded by Commission member _____, and thereafter adopted by the Planning Commission of the City of Mt. Morris at a regular meeting held Monday, July 17, 2017, at 6:30 p.m.

_____ Yea

_____ Nay

_____ Absent

Marc Middleton, Chairman

Kristina K. Somers, City Clerk

CITY OF MT. MORRIS

ORDINANCE NO. 17-02

An Ordinance to Amend the Code of Ordinances, City of Mount Morris Michigan, by Amending and Restating certain provisions of Chapter 48 of the City Code entitled “Signs”, specifically the Sub Section of Section 48-5 identified as 48-5 (d) Temporary/Portable Signs, by omitting the word “fence” from Sub-Paragraph (1) a, iv. and, also, by Amending and Restating Section 48-5 (a) (4) relative to the area of walls to be covered by signs, increasing the coverage of walls to 30 percent, adding business fences and providing that business fences may have coverage of 20 percent, and providing that all such wall and fence signs shall be approved by the zoning administrator.

THE CITY OF MT. MORRIS ORDAINS:

SECTION 1.

Sub Section (d) of Section 48.5 entitled “Signs Requiring Permits” of the Sign Ordinance to wit; Chapter 48 of the City Code is hereby Amended and Restated as follows:

(d) Temporary / Portable Signs

(1) 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 a permit for erection of the temporary sign for a period not to exceed thirty (30) consecutive days and each business shall be permitted six (6) temporary sign permits per calendar year with two (2) signs per permit if all of the following conditions are met. The fee for the permit shall be set by the City Council.
 - i. 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 the action of normal wind current.
 - ii. The sign shall contain no self-illumination, other than LED (light emitting diode) illumination, and must conform with paragraph vi.
 - iii. 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.

- iv. The sign shall not be attached to a tree, utility pole, standpipe, gutter, drain or fire escape or impair access to a roof or ingress or egress of any structure.
 - v. 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 vehicle drivers.
 - vi. The sign must be located on the property of the applicant.
 - vii. Vehicle sales lots shall be allowed to have up to ten unpermitted items that qualify as temporary signs under this ordinance at any given time.
 - viii. The applicant shall submit the permit fee for a temporary sign which shall be established by a resolution of the city council.
 - ix. A temporary sign erected by or for any governmental or any organization that is considered to be a tax exempt organization by the Internal Revenue Service, shall not require a permit as long as the following conditions are met:
 - 1. Only one sign shall be erected at any time.
 - 2. The sign shall not be erected for more than ninety days during any calendar year.
 - 3. The sign shall not conflict with i – vii above.
- b. If the zoning administrator denies a request for a temporary sign permit, the applicant may appeal the decision to the city manager.
 - c. A temporary sign erected in violation of any provision of this section shall be impounded by the code enforcement officer 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. Banners, flags (other than one American flag), pennants, ribbons, streamers, and balloons, are permitted only on property with at least 100 feet of frontage, and limited to one item for every 20 feet of frontage. These items must be kept in reasonably good condition.

(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 of four square feet per sign face. In commercial and industrial districts one such sign with a maximum area of eight (8) square feet per sign face is allowed per candidate or issue; provided, however, that commercial and industrial properties shall be allowed to have one thirty two (32) square foot election/political sign if multiple candidates are on one (1) sign. There shall be no more than one (1) sign per lot in all districts per candidate or issue and all such signs must be removed within ten (10) days following the balloting for the election or issue which the sign was referencing. Signs shall not be allowed on public property or right of way.
- (4) All temporary signs must be removed from any business that is no longer operating as a business.

SECTION 2.

Sub-Paragraph (4) of Section 48-5 entitled "Signs Requiring Permits" is hereby restated as follows:

- (4) Wall signs may only be erected on an exterior wall or business fence providing all of the following requirements are met:
 - (a) A business establishment may have up to 30 percent sign coverage on the face of any wall or 20 percent coverage of a business fence. 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 or business fence, all complying with the following requirements:
 - 1. No such sign shall extend farther than 15 inches from the face of the building or business fence upon which it is attached, provided, however, that where a sign extends more than three inches from the face of said wall or business fence, 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 or business fence to which said sign is attached.

3. All wall and business fence signs shall be approved by the Zoning Administrator to ensure compliance with these requirements.

Section 3. All other sections of said Ordinance remain unchanged.

This ordinance shall become effective _____

Moved by Council member _____, seconded by Council member _____, and thereafter adopted by the City Council of the City of Mt. Morris at a regular meeting held Monday, _____, 2017 at 7:00 p.m.

_____ Yea _____ Nay _____ Absent

Duane K. Dunckel, Mayor

Kristina K. Somers, City Clerk