

**PLANNING COMMISSION**  
**APRIL 22, 2014**

The Gladwin City Planning Commission met in regular session Tuesday, April 22, 2014 at Gladwin City Hall. The meeting was called to order at 5:15 p.m. by Chairman Darlington followed by the Pledge of Allegiance.

Chairman Darlington welcomed newly appointed members Edward English and Greg Guild to the Planning Commission.

Present: Commissioners Darlington, Stout, Beyer, David, Clayton, Wenzel, Guild and English.

Absent: Commissioner Alward.

Also present: Bernadette Weaver, Joe Myers and Jeff Zettel.

Motion by Commissioner David, supported by Commissioner Clayton to approve the meeting minutes of February 25, 2014 as presented. All ayes. Motion carried.

Motion by Commissioner Beyer, supported by Commissioner David to change the May meeting date to May 20, 2014 at 5:15 p.m. All ayes. Motion carried.

The zoning administrator noted that the master plan had been distributed to surrounding townships and area planning agencies and utility companies on February 10<sup>th</sup>. The County of Gladwin had responded with a letter on March 11<sup>th</sup>. The public hearing could be held after May 9, 2014 with 15 days prior notification in the local paper. It was also discussed that the regular meeting could be held the same day. Motion by Commissioner Beyer, supported by Commissioner David to set the public hearing for May 20, 2014 at 5:15 p.m. or as soon thereafter as the agenda will allow to hear public comment on the City of Gladwin Master Plan. All ayes. Motion carried.

Possible sign ordinance changes were reviewed. Motion by Commissioner Stout, supported by Commissioner David to recommend the following change to the City Council:

Changes to Article Six of the Gladwin City Zoning Ordinance:

Section 602, 2. Definitions of Signs

- h. Add: "Marquee or canopy signs are interchangeable."
- l. Sign: "A sign shall mean any object, device, logo, display, or structure, or part thereof, which is intended to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, message, business, product,...whether bearing lettering or not."

Section 602, 6. Permitted Signs in the Nonresidential Districts

a. (1) Add: “Storefronts or walls with structural components that may prohibit the installation of one contiguous sign for one or more businesses, the Planning Commission may allow a sign to be erected in a segmented fashion.”

a. (2) ii. “The maximum allowable sign area for buildings facing, **but** set back less than seven hundred fifty (750) feet from any street or interior property line may be increased in accordance to the following:”

b. (7) “Where a building has a **marquee** constructed as an integral part of such building, one (1) additional sign may be permitted per customer access under the canopy/**marquee** and perpendicular to the building provided it is not more than two (2) square feet in area and further provided that a minimum clearance of eight (8) feet shall be maintained above the sidewalk.”

c.(a) Add: (iv) “With approval of the Planning Commission, an additional wall sign may be allowed if the applicant waives the right to erect an on-premises freestanding sign, subject to size restrictions applicable to wall signs.”

**(5)** Sign Height. The allowable height for on-premise freestanding signs shall not be over twenty (20) feet.

**(7)** Off-premise directional signs. Add: “Any pre-existing directional signs in existence prior to the adoption of this ordinance may only be altered and/or replaced upon review and with approval of the Planning Commission.”

d. Window signs. “Window signs shall not exceed twenty (20) percent of the total window area in square feet. In addition to this window area, one-half of any wall sign area may be used for window signs not to exceed 50% coverage.”

e. L.E.D. Signs. In the C-2 district, the following provisions will apply:

b) “There will be a minimum of **three (3)seconds** between changes in messages, texts, graphics, etc.”

9. Other Permitted Signs

c. “Directional signs in conjunction with drives or off-street parking areas, provided any such sign does not exceed (4) square feet in area, is limited to traffic control functions, and does not obstruct traffic vision with a maximum height of **five (5)** feet. Advertising copy or logos may be permitted, provided they are subordinate to the directional characteristics of the sign.”

10. Temporary Signs

c. “Temporary Signs for up to **(4)** special events per year such as grand openings, fairs and festivals, and announcements of new products, service, or management subject to the following:”

c.(1) (vi) “No portable sign shall be displayed for a period exceeding **twenty (20)** days and shall be authorized by the Zoning Administrator upon the issuance of a temporary zoning permit.

e. “Portable signs of an a- or t- frame or a menu or sandwich board variety may be placed upon the public right of way in the C-1 District, under conditions as follows: (Deleted “by special permit”)

e. (iii) “The sign shall not **be** any product which is usually offered for sale.”

e. (iv) “No more than one sign may be located upon any **single business establishment.**”

e. (vi) “No person shall have any vested right to maintain a sign on a public right of way **and all such signs shall be removed from the public right of way between the hours of midnight to 6 a.m.**”

#### 11. Prohibited Signs

b. (Delete “Permanent”) “Exterior banners, pennants, spinners, streamers **or similar device which shall be in place for more than twenty (20) days in any eighty (80) day period shall be considered permanent and shall not be allowed.**”

12. Nonconforming signs. (Last paragraph). If a non-conforming sign advertises a business, service, ...shall be removed within **thirty (30) days** after such abandonment. ...Add: **“The Planning Commission may consider reasonable requests that extraordinary circumstances exist such that application of this provision would be inequitable.”**

Attorney Jacobson will be contacted to be present at the next meeting to discuss enforcement options.

Information was provided regarding the upcoming Zoning Board of Appeals request.

Motion by Commissioner Beyer, supported by Commissioner Stout to adjourn. Motion carried. Meeting adjourned at 6:37 p.m.

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Bernadette L. Weaver, Recording Secretary