



DEXTER TOWNSHIP

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MEETING OF THE ZONING ORDINANCE REVIEW COMMITTEE (PIZZA CLUB) March 3, 2015

Present: James Drolett (*Zoning Board of Appeals*), Tom Ehman (*Planning Commission*), Mike Howard (*Board of Trustees*), Tom Lewis (*Planning Commission*), and Brook Smith (*Zoning Board of Appeals*).

Also present: Harley Rider, DPZ Zach Michels (*Director of Planning and Zoning*).

Absent: None.

The meeting was called to order at 6:00 PM.

I. Approval of Agenda - The agenda was adopted without objection

II. Public Comment - *Public comment was received throughout the meeting with the consent of the Committee.*

III. Action Items -

1) **Sign Article**

All of the references below are taken from draft 02.26.2015.

Only sections mentioned in the minutes were changed.

The definition of "Sign" will be amended to the following:

A notice that is publicly displayed giving information or instructions in a written or symbolic form that is located upon any land or on or in any structure, in such manner as to attract attention from off-site or from public or private rights-of-way. It will also be amended to exclude small signs that are used to restrict entry, such as no trespassing, no hunting, private property, etc.

The definition of "Business Center" will be amended to the following:

A grouping of two (2) or more business establishments on one (1) or more lots with a frontage along each street of at least three hundred (300) feet that may share parking and access and are linked architecturally or otherwise developed as a unified grouping of businesses. A business center shall be considered one (1) use for the purposes of determining the maximum number of free-standing signs.

The definition of “Permanent Sign” will be amended by the addition of “in this Ordinance” to the end.

The definition of “Temporary Sign” will be amended by the addition of “in this Ordinance” to the end.

§22.15 Prohibited Signs will be amended as follows:

(A) Will be combined with (B) Sign Illumination. (1) through (11) of the current §22.15(A) will become letters. (B) Sign Illumination will be a letter with the different types of illumination enumerated as numbers. Signs within a clear-vision zone will also be added as a prohibited sign.

§22.25(B) Sign Maintenance will be amended to the following:

Signs, including frames and supports, shall be well maintained.

In §22.40(A) Freestanding Signs and (B) Structure-Mounted Signs, Ehman moved to amend the language to “Permanent freestanding signs shall meet the following standards:” and “Permanent wall, perpendicular, awning, and canopy signs shall meet the following standards:” There was not adequate support to make the proposed change.

In §22.40 Permanent Signs, the following changes were made:

Staff will verify that the footnote numbers in Table 22.40(A) match the appropriate footnotes.

(3) Sign Area in Residential Districts will be amended to have minimum frontage of 300 feet on each frontage to qualify for the larger size sign. The intent is that the impact of the larger sign of a more commercial nature will be mitigated by the larger frontage.

(8) Additional Signs Near Entrances will be amended to allow one (1) or more additional non-commercial sign per driveway. This would allow for multiple signs for driveways that might have multiple traffic flow patterns.

(8)b will be amended to allow these additional signs within the clear-vision zone as long as they do not block views. The intent is to allow these signs to be closer to the driveway than would otherwise be allowed, which is consistent with the purpose and function of these additional signs.

2) Site Plan Article

All of the references below are taken from draft 03.03.2015.

Review started in §x.50 Amendment of an Approved Site Plan.

This Section and the other sections will be amended to require acceptance of the conditions by the applicant as a condition of approval.

There was discussion concerning which combination of terms, Zoning Permit/Certificate of Zoning Compliance or Preliminary Certificate of Zoning Compliance/Final Certificate of Zoning Compliance was the preferred approach.

The advantages of Zoning Permit/Certificate of Zoning Compliance is that the general public already uses the term “zoning permit” and have a general knowledge of what a “certificate of compliance” is. The advantages of Preliminary Certificate of Zoning Compliance/Final Certificate of Zoning Compliance are that it implies at the beginning of the process that the applicant needs to receive a final approval before the improvement can be used.

Members of the Committee were going to ask people what they thought the different terms meant and which combination was easier to understand.

All other proposed changes in §xx.50 Amendment of an Approved Site Plan were accepted.

In §xx.55 Site Plan Decision Criteria, the following changes were made:

- (C) Organization will be required for administrative and preliminary site plans.
- (D) Existing and Surrounding Uses will be required for administrative, preliminary and amended site plans.
- (E) Ordinance Standards will not be required for preliminary site plans. The reason is that the site plan, at this stage, is not likely to include all of the information necessary to determine if all of the standards are met.
- (F) Master Plan will be required for administrative, preliminary, and amended site plans.
- (G) Applicable Ordinances and Laws will be required for administrative, final, and amended site plans.
- (H) Privacy will be required for administrative, preliminary, and amended site plans.
- (I) Access will be required for administrative, preliminary, and amended site plans.

(J) Circulation Arrangement will be required for administrative, preliminary, and amended site plans.

(K) Internal Circulation will be required for all site plans.

(L) Emergency access will be required for administrative, preliminary, and amended site plans.

(M) Hazardous Material Storage will be required for amended, preliminary, and ~~amended~~ administrative site plans.

(N) Landscaping will be required for preliminary site plans.

(O) Landscape Preservation will be required for all site plans. It will be amended by the addition of a “reasonably” to the text.

(P) Storm Water will be required for administrative, final, and amended site plans. A missing “meet” will be added to the last sentence.

(Q) Water Supply will be deleted.

(S) Sewage System will be deleted.

(U) Street Capacity will be required for administrative, preliminary, and amended site plans. It will be relocated in the list to be contiguous with the other access/circulation review items.

(V) Public Service Capacity will be required for administrative, preliminary, and amended site plans.

(W) Original Approval will be required for amended site plans.

Inspections and Maintenance and Appeals of an Approved Site Plan will be renumbered.

3) Amendment Article

Due to the late hour, discussion on this Article was not held. Draft text was distributed for Committee members to begin reviewing.

IV. Public Comment - *Public comment was received throughout the meeting with the consent of the Committee.*

V. Approval of the Meeting Minutes - Motion by Ehman supported by Drolett to approve the minutes of the February 10, 2015. Minutes were adopted with no objections.

VI. Future Agenda Items -

- 1) Sign Article;
- 2) Site Plan Review Article;
- 3) Amendment Article;
- 4) DPZ Choice.

Adjournment - Meeting was adjourned at 10:06.

Respectfully submitted,

Zach Michels

Director of Planning & Zoning & Zoning
Ordinance Review Committee Recording
Secretary

adopted 03.10.2015