

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 10, 2020
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Marianne McCreary, Chris Grajek, Eric Rauch, Jim Mortensen, and Jill Rickard. Absent were Glynis McBain and Jeff Dhaenens. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Brian Borden of Safebuilt Studio. There were 2 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING # 1... Consideration of Zoning Ordinance Text amendments to Article 16 of the Zoning Ordinance, entitled "Sign Standards".

A. Recommendation of Text Amendments.

Ms. VanMarter advised that the Board requested to have the sign standard updates reviewed by the Planning Commission. The primary purpose of the changes is to ensure that the ordinance is compliant with the Supreme Court Case Law regarding political signs as well as other ordinance changes that staff is hoping to make. The Planning Commission, Mr. Borden, and Ms. VanMater reviewed and discussed the proposed changes, additions, and deletions, which include:

- Statement of Purpose
- Off Premise signs
- Changes and additions to sign definitions
 - Temporary signs - This definition and section (16.07.10) are new to the sign ordinance
 - Incidental signs - This definition is new to the sign ordinance
- Sign standards - Which signs require permits and which do not
- Prohibited signs
- Electronic Message Signs - There was a discussion regarding allowing businesses to be able to change their message more often than four times an hour. It was determined

that since the Township has not received requests from any businesses to increase the number of messages in one hour, four times per hour is sufficient.

- Municipal and non-profit organization signs
- Businesses that have one side of their building obstructed can be allowed more square footage of signage than is allowed by ordinance, with Planning Commission approval.

Commissioner Rauch requested to have the motor vehicle signage section be reviewed and amended further as it is quite vague and would like to have motor vehicles that contain company and product names to be allowed to be parked for 72 instead of 48 hours. Staff will revise this section and provide different options for the Commission to review.

There was a discussion regarding the signs allowed on canopies. Ms. VanMarter will revise this section so that it is more detailed as to what types of signage is allowed on canopies.

The definition of “window area” was discussed as it relates to allowing signage in 25 percent of each window. Staff will review this section and define the “window area” more clearly.

The call to the public was made at 7:53 pm with no response.

Staff will make the changes discussed this evening and return to the Planning Commission for further review.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the ordinance changes to Article 16 - “Sign Standards” subject to minor revisions that will be handled by Township Staff prior to submission to the Township Board. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be a Planning Commission meeting in September.

Approval of the June 3, 2020 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Rauch, to approve the minutes of the June 3, 2020 Planning Commission Meeting as presented. **The motion carried unanimously.**

Approval of the June 11, 2020 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the minutes of the June 11, 2020 Planning Commission Meeting as presented. **The motion carried unanimously.**

Genoa Township Planning Commission
August 10, 2020
Approved Minutes

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rauch, to adjourn the meeting at 8:01 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary