

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
January 23, 2012**

APPROVED

**5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Cordill (7:15 P.M.), Deits, Hildebrandt, Honicky, Jackson, Norkin, Scott-Craig
ABSENT: Commissioner Goodale, Scales
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Deits called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Honicky moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

A. December 19, 2011 Regular Meeting

Chair Deits announced Commissioner Hildebrandt had provided amended language for the minutes. He suggested staff review the amendments for formatting purposes and approve the minutes at the next regularly scheduled meeting.

B. January 9, 2012 Regular Meeting

Commissioner Jackson moved to approve the Regular Meeting Minutes of January 9, 2012. Seconded by Commissioner Hildebrandt.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Deits opened and closed the floor for public remarks.

5. Communications (None)

6. Public hearings (None)

7. Unfinished Business

- A. Zoning Amendment #12010 (Planning Commission), request to amend section 86-687(11) of the Code of Ordinances to permit a changing message sign to display the price and grade of gasoline on a gas station's free standing sign.

Principal Planner Oranchak summarized the proposed zoning amendment changes as outlined in staff memorandum dated January 19, 2012.

Planning Commission and staff discussion:

- Concern with flashing designs addressed in the proposed language
- Standard for intensity of LED lights not addressed in the sign ordinance
- Maximum amount of lighting on a site addressed in a photometric plan which accompanies a site plan to ensure it meets the current standards of the Township's Lighting Ordinance
- Ordinance language written to allow alternatives to LED lighting

Commissioner Scott-Craig moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #12010, to amend Section 86-687 (11) of Chapter 86 Zoning, Article VII, Signs and Advertising Structures, of the Code of Ordinances to permit automatic changing message signs to display the price of motor vehicle fuel at service stations without the Planning Commission first approving a special use permit.

Seconded by Commissioner Norkin.

Continued Planning Commission discussion:

- Preference for strict limitation to the price and grade of motor vehicle fuel only
- This zoning amendment deals only with the type of fuel and price changing component of the sign
- Section 86-687 (5) a. speaks to the twelve square feet on which only the type and price of fuel can be identified

ROLL CALL VOTE: YEAS: Commissioners Cordill, Hildebrandt, Honicky, Norkin, Scott-Craig, Vice Chair Jackson, Chair Deits

NAYS: None

Motion carried 7-0.

8. Other Business

A. Schedule Attorney Training Session

Principal Planner Oranchak indicated the Township Attorney has proposed either March 5th or March 19th as dates to hold a training session for the Planning Commission.

Planning Commission discussion:

- Preference for March 5th
- Session will commence at 7:00 P.M.

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

Commissioner Norkin provided information from ScenicMichigan.org, relative to unbiased studies on moving signs.

10. New applications (None)

11. Site plans received (None)

12. Site plans approved

- A. Site Plan Review #11-98-14 (Discount Tire), amendment for a 600 square foot building addition and new dumpster enclosure

13. Public remarks

Chair Deits opened and closed public remarks.

14. Adjournment

Chair Deits adjourned the regular meeting at 7:20 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary