



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
August 8, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. July 11, 2022 Regular Meeting
6. COMMUNICATIONS
7. PUBLIC HEARINGS
 - A. Rezoning #2022-10 – RRA Deletion
 - B. Zoning Amendment #2022-13 – RRA Deletion
8. UNFINISHED BUSINESS
 - A. Special Use Permit #22-071 – Butterflies Group Childcare
9. OTHER BUSINESS
 - A. 2022 Master Plan Notice of Intent to Plan
 - B. Sign Ordinance Update
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
August 8, 2022 7PM

TENTATIVE PLANNING COMMISSION AGENDA
August 22, 2022

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. Rezoning #2022-10 – RRA Deletion
 - B. Zoning Amendment #2022-13 – RRA Deletion

3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**July 11, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Premoe, Richards,
Snyder, Cordill**

ABSENT: Commissioner Shrewsbury

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior
Planner Brian Shorkey, Multimedia Producer Samantha Diehl**

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:01 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except Commissioner Shrewsbury.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:02 pm.

NONE

Chair Blumer closed public remarks at 7:02 pm.

4. APPROVAL OF AGENDA

**Commissioner Cordill moved to approve the agenda.
Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. June 27, 2022 Regular Meeting

**Vice-Chair Trezise moved to approve the Minutes of the June 27, 2022 Planning Commission
Regular Meeting as amended. Seconded by Commissioner McConnell.**

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Mr. Lack re: SUP #22-071
- B. Email from Ms. Ruonavaara re: SUP #22-071
- C. Email from Ms. Brown re: SUP #22-071

Chair Blumer stated these three communications that were received were in favor of Special Use Permit 22-071-Butterflies Group Child Care.

One additional communication was received today in opposition of the Special Use Permit 22-071. Vice-Chair Trezise mentioned this communication has five signatures.

7. PUBLIC HEARINGS

- A. Special Use Permit #22-071 – Butterflies Group Childcare

Senior Planner Brian Shorkey outlined the case for public hearing.

Discussion occurred regarding the Michigan Zoning Enabling Act that requires the Township to issue a Special Use Permit for a facility that serves 7 or more people, if specific requirements are met.

Senior Planner Shorkey discussed his site visit of the property and that the entire backyard is fenced in 6 foot opaque fencing with access gates on the sides of the house.

Commissioner Snyder stated their current child care license may be expired and Senior Planner Shorkey stated he has discussed the minor issue with the State of Michigan and they currently have a valid license for the next 2 years.

The applicant confirmed that the existing staffing will not increase and this change will not cause additional traffic related to staffing.

Vice-Chair Trezise mentioned he did drive by the site and there is a two car driveway with a shoulder on it for a third car. Four or Five cars would fit in the driveway at one time for drop off or pick up.

The applicant described the bus stop location which is down the street from the site. Pick up and drop off occurs with two parents at a time.

Commissioner Richards and Commissioner Snyder agreed that this project is an amenity to the neighborhood.

Chair Blumer called for a Straw Vote.

STRAW VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Premoe, Richards, Snyder, Cordill

NAYS: None

RESULTS: 7-0

Chair Blumer closed the Public Hearing at 7:23 PM.

8. UNFINISHED BUSINESS-NONE

9. OTHER BUSINESS

A. Text Amendment – RRA Deletion Discussion

Senior Planner Brian Shorkey outlined the proposal for the Township rezone seven parcels in the Township from RRA-One Family Suburban Estate Zone to RA-One Family Medium Density and delete Section 86-370-RRA District throughout the ordinances.

Vice-Chair Trezise asked the size requirements for RRA. Planner Shorkey responded that the minimum is 30,000 square feet. This change in the ordinance would bring the 5 of 6 Van Atta lots into conformance.

Planner Shorkey continued to explain that this action will help to achieve one of the goals in the Master Plan of consolidating zoning districts.

Commissioner Cordill expressed desire for this proposal to be pursued.

Consensus from the Commission was to schedule a public hearing for August 8, 2022.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update

Director Schmitt reported the Board will have the following on the agenda for tomorrow night: Public Hearing for Haslett Village Square, final adoption on the PUD Deck Amendment, introduction of the Municipal Signage Amendment, setting Public Hearing for Giguere Homes Planned Unit Development on Hulett Road, the PODS Dumpster Ordinance, and the Traffic Impact Study.

B. Liaison reports

Commissioner Cordill

- Corridor Improvement Authority is scheduled to meet on Wednesday, July 20th.

Commissioner Premoe

- Discussion regarding the 5-Year Master Plan Update. Planning will begin in the fall with an early 2023 adoption.

Chair Blumer

- Attended the Downtown Development Authority this morning where the DDA annual report was presented.

Commissioner Synder

- Announced the next Transportation Commission meeting will be on July 21st.

Vice-Chair Trezise

- Attended the Economic Development Corporation meeting.

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:45 PM.

NONE

Chair Blumer closed Public Remarks at 7:45 PM.

13. ADJOURNMENT

Chair Blumer moved to Adjourn. Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:46 pm.



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: August 3, 2022

Re: Rezoning #22010 (Planning Commission), rezone seven parcels, six on Van Atta Road and one on Ethel Court, from RRA (One-Family Suburban Estate) to RA (One-Family Medium Density Residential).

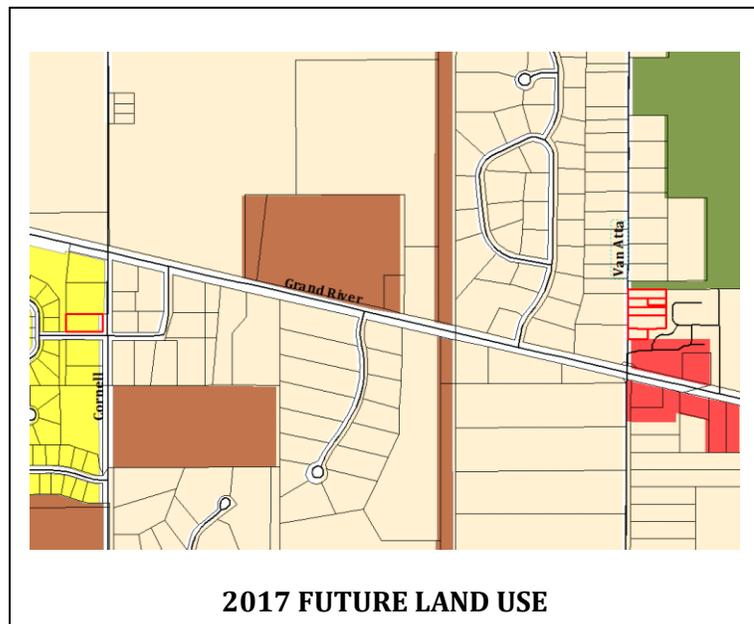
Planning staff began analyzing the residential zoning districts for potential streamlining early in 2022. During the analysis, it was discovered that the RRA – One-Family Suburban Estate zone only applies to seven parcels. Six of the subject parcels are clustered together on Van Atta Road, north of Grand River Avenue, and range in size between 6,800 square feet and 29,000 square feet. The last parcel is located south of Grand River Avenue on the northwest corner of Cornell Road and Ethel Street and is 38,660 square feet in size.

Following Staff's suggestion, the Planning Commission is proposing to administratively rezone the parcels to the RA – One-Family Medium Density designation and delete Section 86-370 – RRA District and all references to it throughout the ordinances. Deleting the RRA district would comply with one of the 2017 Master Plan's recommendations to simplify and consolidate the one-family residential districts and would also help to uncomplicate the zoning ordinance. It would also bring five of the subject parcels into conformance with lot size standards.

Future Land Use

The Future Land Use Map from the 2017 Master Plan designates the Van Atta parcels in the R1 – 0-0.5 DU/A category. The intent of the R1 future land use designation is to preserve rural and agricultural lands through low density.

Regarding the Van Atta parcels, the land to the west and east is similarly shown as R1, while the property to the south is shown under the Commercial future land use designation. The parcel immediately to the north is designated as Parks and is the west access to Ted Black Woods. The Commercial property to the south is the Winslow Trailer Park.



Rezoning #22010 (Township)
Planning Commission (August 3, 2022)
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The Future Land Use Map from the 2017 Master Plan designates the Ethel Court parcel in the R2 – 1.25–3.5 DU/A category. The intent of the R2 future land use designation is to provide suburban amenities in a medium density environment. The requested RA zoning complies with the R2 Future Land Use designation.

Regarding the Ethel Court parcel, the land to the north, west, and south are similarly shown as R2 on the Future Land Use map. Parcels to the east are designated as R1.

The 2017 Master Plan includes a Zoning Plan. Table 1 in the Zoning Plan lists the future land use categories and the zoning districts that correlate. The future land use category for the subject property is R1, which correlates with the RR, AG, and CV districts. However, the current RRA district correlates with the R2 future land use category. This is the same category that the recommended RA district correlates to.

Table 1. Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV
R2 Residential	RRA, RAAA, RAA, RA
R3 Residential	RA, RB, RX
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Business/Technology	PO, RP, I
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD
Mixed Use Core	C-PUD, PUD, MUPUD
Institutional	All Districts
Parks and Open Space	All Districts

Zoning

The following table lists the tax ID numbers for the parcels, as well as their current lot widths and lot areas.

PARCEL	CURRENT LOT AREA (SQ. FT)	CURRENT LOT WIDTH (FEET)
24-377-017	19,968	67
24-377-012	11,899	65
24-377-018	6,854	50
24-377-013	18,720	65
24-377-004	28,963	100
24-377-005	12,005	80
23-377-011	38,660	282



**Rezoning #22010 (Township)
Planning Commission (August 3, 2022)
Page 3**

The RRA zoning district requires a minimum of 90 feet of lot width and 30,000 square feet of lot area. Five of the parcels do not conform to their current minimum lot size or lot width. The requested RA (Residential) zoning district requires a minimum of 80 feet of lot width and 10,000 square feet of lot area.

Rezoning the parcels would bring all but one of the Van Atta parcels into lot area conformance and bring them all toward conformance with other dimensional standards. Property to the east and south of the Van Atta Parcels is zoned C-2 – Commercial while the properties to the west and north are zoned RR – Rural Residential.

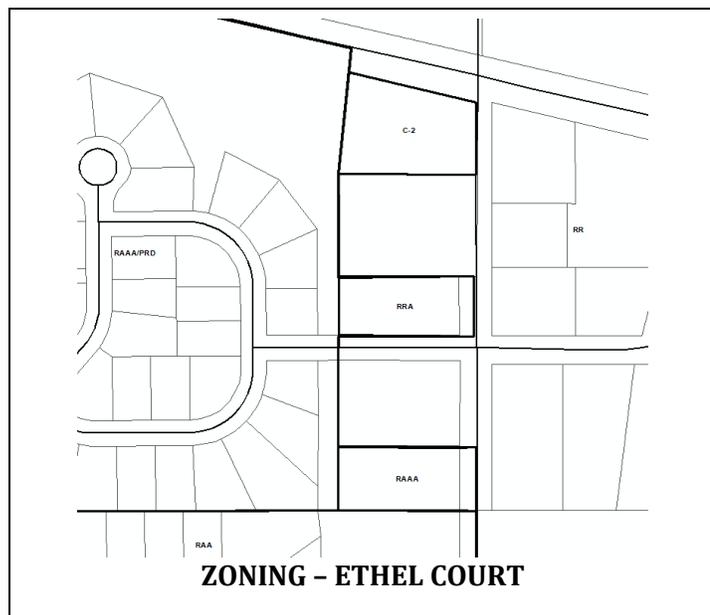
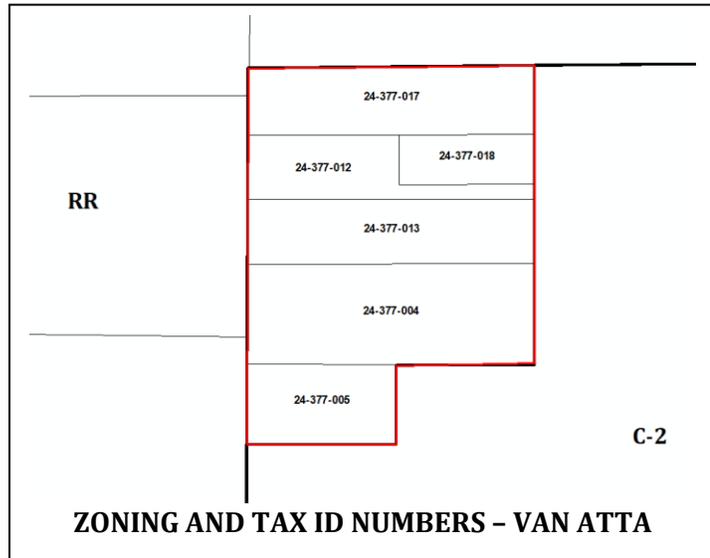
The Ethel Court parcel complies with the current RRA zoning and would comply with the requested RA zoning as well. The main benefit that the Ethel Court parcel would receive is that their side setbacks would be reduced. The parcels to the north, east, and south are zoned RR – Rural Residential. The properties to west are zoned RAAA/PRD – One-Family Low-Density Residential under a Planned Residential Development Overlay District.

Physical Features

The subject parcels are currently developed with single-family homes, except for parcel #24-377-018, which is vacant and under the ownership of the Ingham County Land Bank. The proposed rezoning would not change the allowed land uses and the single-family homes would conform to the new RA zoning category. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the subject parcels are not located in floodplains.

Wetlands and Greenspace Plan

The Township Wetland Map depicts no wetlands on the parcels. The Township Greenspace Plan does not show any preservation corridors on the Van Atta parcels, although the west access to Ted Black



Woods is immediately adjacent to the north. The Ethel Street parcel is bound by the pathway to the east and local sidewalk to the south.

Streets & Traffic

The Van Atta parcels front on Van Atta Road, which is listed in the zoning ordinance as a collector road. Ethel Street is a local road. The parcels are not proposed to be redeveloped and no new road cuts are proposed. No new traffic will be generated by the proposed rezoning and no traffic study is required.

Utilities

All seven parcels are currently served by private wells and septic services, although they are all inside of the urban service boundary. No new utilities are required for this rezoning, but they are available nearby for all seven parcels.

Staff Analysis

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

There are two main concerns that have been brought up by residents. First of all, there have been questions whether the rezoning would affect any property taxes. Second, the residents were concerned that the rezoning would lead to new developments. Staff has confirmed that the rezoning will not affect any property taxes and that the requested RA district will not allow any new development.

The purposes of the RRA and RA zoning districts (Sections 86-370 and 86-373) both say, “achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR).” Uses permitted by right are the same in both districts, except that private noncommercial kennels are not permitted in the RRA district. Special land uses are the same in both districts, except that airports are not permitted in the RRA district.

The dimensional regulations are similar between the two districts. The front yard setback is the same between the RRA and RA districts, which is 85 feet from the centerline of Van Atta Road or 25 feet from Ethel Street’s right-of-way. The side yard setback for the RA district is 10 feet, which is less restrictive than the RRA’s 15 feet. The rear yard setback is the same for both districts. In both districts, the maximum height of a residential structure is 2 ½ stories or 35 feet, and the minimum gross living area shall not be less than 1,000 square feet.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning criteria.



Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: August 4, 2022

Re: Text Amendment 2022-13 – One-Family Suburban Estate (RRA) Deletion

The 2017 Master Plan recommends that the nine one-family residential districts in the zoning ordinance be “simplified and consolidated”. In light of that recommendation, Planning staff has been analyzing the residential zoning districts. During the analysis, it was discovered that only seven parcels are zoned as One-Family Suburban Estate (RRA).

Six of the parcels are developed as single-family homes. Six of the seven parcels, all located together on Van Atta Road, do not conform to the RRA minimum area requirement. The text of the RRA district is as follows:

Sec. 86-370 – RRA District: One-Family Suburban Estate Residential District.

- (a) Purpose. The purpose of the RRA district is to achieve the same character, stability and sound residential environment as intended for the one-family rural residential district (RR). The difference between RR and RRA districts is that the smaller lot size will permit a slightly higher population density that makes it possible to service the dwelling units with public sewer and water facilities when the facilities are available. This district is intended to serve as a transition between higher density zoning districts and RR. This section applies to the RRA district.
- (b) Uses permitted by right. All uses permitted by right in the RR district subject to all the restrictions specified therein are also permitted in the RRA district with the exception of private noncommercial kennels.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RR district, subject to all restrictions specified therein, are permitted by special use permit in the RRA district, except the following uses are not permitted:
 - (1) Public riding stables and livestock auction yards.
 - (2) Greenhouses and nurseries selling at retail on the premises.
 - (3) Veterinary hospitals; clinics; kennels, including commercial kennels and private noncommercial kennels.
 - (4) Game or hunting preserves operated for profit.
 - (5) Sand or gravel pits, quarries, incinerators, junk yards, sanitary fills, public or semiprivate sewage treatment and disposal installations, as provided for in Article VI of this chapter.
 - (6) Airports.

- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.
- (1) Minimum lot area: 30,000 square feet.
 - (2) Minimum interior lot width: 135 feet.
 - (3) Minimum corner lot width: 135 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 25% of the lot area.
 - (5) Minimum yard dimensions.
 - a. Front yard. In accordance with the setback requirements of § **86-367** for the type of street upon which the lot fronts.
 - b. Side yard: 15 feet.
 - c. Rear yard: For lots up to 150 feet in depth the rear yard shall not be less than 35 feet in depth, for lots over 150 feet in depth the rear yard shall not be less than 40 feet in depth.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § **86-367** for the type of street upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § **86-367** for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
 - (6) Supplementary yard regulations. For permitted exceptions in yard dimensions, for permitted yard encroachments, and for placement of accessory building in yard area, refer to Article **V**, Division 3 of this chapter.
 - (7) Maximum building height: No residential structure shall exceed 2 1/2 stories or 35 feet, whichever is less. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article **V**, Division 5 of this chapter. For building height limitations for nonresidential structures and uses in residential districts, refer to § **86-654**.
 - (8) Minimum living space. Minimum, gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor level if two stories, exclusive of any attached garage. In any case total living area shall not be less than 1,000 square feet.

Staff is proposing to delete Section 86-370 – RRA District and all references to the RRA district throughout the zoning ordinance. This text amendment is tie-barred to a rezoning proposal (REZ #2022-01) that would rezone all seven parcels to RA – One-Family Medium-Density Residential. This would bring five of the six non-conforming Van Atta parcels into conformance with minimum lot size regulations. This text amendment and rezoning was discussed at the Planning Commission meeting on July 11, 2022. At that meeting, Staff was asked to schedule a public hearing for August 8, 2022.

Deleting Section 86-370 and rezoning the parcels would comply with the 2017 Master Plan's recommendations and help to simplify the zoning ordinance by consolidating two zoning districts. The rezoning would bring five parcels into minimum lot size conformance, two parcels into lot width conformance, and lower the side setback requirements for all seven parcels from 20 to 15 feet.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRA, ONE-FAMILY SUBURBAN ESTATE RESIDENTIAL DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RRA Districts	One-Family Suburban Estate Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

1 **Section 2.** Section 86-368, RR District, One-Family Rural Residential District, is hereby
2 amended at subsection (b) to read as follows:
3

4 (a) Uses permitted by right.

5 (1) [UNCHANGED]

6 (2) [UNCHANGED]

7 (3) [UNCHANGED]

8 (4) [UNCHANGED]

9 (5) [UNCHANGED]

10 (6) [UNCHANGED]

11 (7) [UNCHANGED]

12 (8) Raising and keeping of chickens and rabbits as nonagricultural use. The
13 raising and keeping of chickens and rabbits accessory only to one-family
14 dwellings in the ~~RR~~, RAAA, RAA, and RA zoning districts is subject to the
15 following requirements:

16 a. Registration.

17 1. Prior to the raising and keeping of chickens and rabbits on any
18 property under this section, the property shall be registered
19 with the Department of Community Planning and
20 Development.

21 2. Only an individual living in a dwelling on the property shall
22 raise or keep chickens and rabbits on the property. A
23 registration may not be transferred.

24 3. Notwithstanding registering with the Township, private
25 restrictions on the use of property shall remain enforceable
26 and take precedence over the registration. Private restrictions
27 include, but are not limited to, deed restrictions,
28 condominium master deed restrictions, neighborhood
29 association by-laws, and covenant deeds. The interpretation
30 and enforcement of the private restriction is the sole
31 responsibility of the private parties involved.

32 b. Standards. In addition to registering with the Township, the raising
33 and keeping of chickens and rabbits accessory only to one-family
34 dwellings in the ~~RR~~, RAAA, RAA, and RA zoning districts shall comply
35 with the following standards:

36 1. In no case shall the maximum number of chickens and rabbits
37 in any combination exceed four.

38 2. Roosters shall not be allowed.

39 3. The sale of chickens, rabbits and eggs on the property is
40 prohibited.

41 4. Chickens and rabbits shall not be kept in any location on the
42 property other than in the rear yard as defined by the zoning
43 ordinance.

44 5. Chickens and rabbits shall be provided with a covered
45 structure and must be kept in the covered structure or an
46 adjoining fenced area at all times. Covered structures and
47 fenced areas used for the raising and keeping of chickens and
48 rabbits are subject to all provisions of Chapter 86 (zoning),
49 except the covered structure and fenced area shall be set back
50 a minimum of 10 feet from a side or rear lot line and structures

proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

- 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
- 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
- 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
- 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]
- (14) [UNCHANGED]
- (15) [UNCHANGED]
- (16) [UNCHANGED]
- (17) [UNCHANGED]
- (18) [UNCHANGED]
- (19) [UNCHANGED]

Section 3. Section 86-370, RRA District: One-Family Suburban Estate Residential District, is hereby deleted in its entirety.

Section 4. Section 86-371, RAAA District, One-Family Low-Density Residential District, is hereby amended at subsection (a) to read as follows:

(a) Purpose. The purpose of the RAAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential districts (RR) ~~and (RRA)~~. The difference between RR/~~RRA~~ and RAAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR/~~RRA~~ one-family rural residential districts. This section applies to the RAAA district.

Section 5. Section 86-378, PRD District, Planned Residential Development Overlay District, is hereby amended to read as follows:

(a) [UNCHANGED]

1 (b) Applicability; districts for which these regulations apply. The planned residential
2 development overlay district (PRD) may be applied as an alternative to conventional
3 zoning regulations in the RR, ~~RRA~~, RAAA, RAA, and RA single-family residential
4 zoning districts. All requirements and standards of the underlying zoning district or
5 the district being requested with a concurrent rezoning application shall also apply,
6 unless varied by the specific provisions of this section.

7 (c) [UNCHANGED]

8 (d) [UNCHANGED]

9 (e) Design standards. The following standards are intended to ensure that the
10 development is designed to preserve important natural features and open space.

11 (1) [UNCHANGED]

12 (2) Applicable district regulations. All requirements of the corresponding zoning
13 district in the table below shall apply within the applicable underlying zoning
14 district:

Underlying Zoning (square feet)	Applicable Regulations (square feet)
RR—40,000	RAAA—20,000
RRA—30,000	RAA—13,500
RAAA—20,000	RA—10,000
RAA—13,500	RB—8,000
RA—10,000	RB—8,000

15 (3) [UNCHANGED]

16 (f) [UNCHANGED]

17 (g) [UNCHANGED]

18 (h) [UNCHANGED]

19 (i) [UNCHANGED]

20
21
22 **Section 6.** Section 86-432, PO District: Professional and Office District, is hereby amended to
23 read as follows:

24
25 (a) [UNCHANGED]

26 (b) Uses permitted. The following types of commercial activities may be permitted,
27 provided that only public sanitary sewerage will be utilized. All of the following uses
28 permitted must be conducted wholly in a permanent, fully enclosed building:

29 (1) [UNCHANGED]

30 (2) [UNCHANGED]

31 (3) [UNCHANGED]

32 (4) [UNCHANGED]

33 (5) [UNCHANGED]

34 (6) Religious institutions, except when located adjacent to a one-family or two-
35 family residential zoning district (RRR, RR, ~~RRA~~, RAAA, RAA, RA, RB, and RX).

36 (c) Uses permitted by special use permit.

37 (1) [UNCHANGED]

38 (2) [UNCHANGED]

39 (3) [UNCHANGED]

(4) Religious institutions, when located adjacent to a one-family or two-family residential zoning district (RRR, RR, ~~RRA~~, RAAA, RAA, RA, RB, AND RX), subject to the following site location and development standards:

- a. [UNCHANGED]
- b. [UNCHANGED]
- c. [UNCHANGED]
- d. [UNCHANGED]
- e. [UNCHANGED]
- f. [UNCHANGED]

(d) [UNCHANGED]

(e) [UNCHANGED]

Section 7. Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to read as follows:

(c) General restrictions and standards.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]

(7) Density. The total number of dwelling units permitted shall be determined in accordance with the following stipulations:

- a. [UNCHANGED]
- b. [UNCHANGED]
- c. In the ~~RRA~~, RAAA, RAA, RA, and RB districts, the maximum density as computed by subsection (c)(7) may be increased no more than 25% of the net allowable density of the buildable land when a planned unit development is designed with unique and extraordinary amenities, such as preservation of woodlots, provisions of lakes, provision of recreational facilities, provision of affordable housing, etc.
- d. [UNCHANGED]
- e. [UNCHANGED]

(8) [UNCHANGED]

(9) [UNCHANGED]

(10) [UNCHANGED]

(11) [UNCHANGED]

Section 8. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 9. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 10. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

1 **Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
2 or upon such later date as may be required under Section 402 of the Michigan Zoning
3 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
4 referendum.
5

6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
7 **XXXXXXX**, 2022.
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11 Patricia Herring Jackson, Township Supervisor
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15 Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRA, ONE-FAMILY SUBURBAN ESTATE RESIDENTIAL DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

Section 2. Section 86-368, RR District, One-Family Rural Residential District, is hereby amended at subsection (b) to read as follows:

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(a) Uses permitted by right.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]

(8) Raising and keeping of chickens and rabbits as nonagricultural use. The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a. Registration.

- 1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
- 2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
- 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

- 1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
- 2. Roosters shall not be allowed.
- 3. The sale of chickens, rabbits and eggs on the property is prohibited.
- 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
- 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

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- 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
- 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
- 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
- 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]
- (14) [UNCHANGED]
- (15) [UNCHANGED]
- (16) [UNCHANGED]
- (17) [UNCHANGED]
- (18) [UNCHANGED]
- (19) [UNCHANGED]

Section 3. Section 86-370, RRA District: One-Family Suburban Estate Residential District, is hereby deleted in its entirety.

Section 4. Section 86-371, RAAA District, One-Family Low-Density Residential District, is hereby amended at subsection (a) to read as follows:

(a) Purpose. The purpose of the RAAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR). The difference between RR and RAAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR one-family rural residential district. This section applies to the RAAA district.

Section 5. Section 86-378, PRD District, Planned Residential Development Overlay District, is hereby amended to read as follows:

- (a) [UNCHANGED]
- (b) Applicability; districts for which these regulations apply. The planned residential development overlay district (PRD) may be applied as an alternative to conventional zoning regulations in the RR, RAAA, RAA, and RA single-family residential zoning

1 districts. All requirements and standards of the underlying zoning district or the
2 district being requested with a concurrent rezoning application shall also apply,
3 unless varied by the specific provisions of this section.

4 (c) [UNCHANGED]

5 (d) [UNCHANGED]

6 (e) Design standards. The following standards are intended to ensure that the
7 development is designed to preserve important natural features and open space.

8 (1) [UNCHANGED]

9 (2) Applicable district regulations. All requirements of the corresponding zoning
10 district in the table below shall apply within the applicable underlying zoning
11 district:

Underlying Zoning (square feet)	Applicable Regulations (square feet)
RR—40,000	RAAA—20,000
RAAA—20,000	RA—10,000
RAA—13,500	RB—8,000
RA—10,000	RB—8,000

12 (3) [UNCHANGED]

13
14 (f) [UNCHANGED]

15 (g) [UNCHANGED]

16 (h) [UNCHANGED]

17 (i) [UNCHANGED]

18
19 **Section 6.** Section 86-432, PO District: Professional and Office District, is hereby amended to
20 read as follows:

21
22 (a) [UNCHANGED]

23 (b) Uses permitted. The following types of commercial activities may be permitted,
24 provided that only public sanitary sewerage will be utilized. All of the following uses
25 permitted must be conducted wholly in a permanent, fully enclosed building:

26 (1) [UNCHANGED]

27 (2) [UNCHANGED]

28 (3) [UNCHANGED]

29 (4) [UNCHANGED]

30 (5) [UNCHANGED]

31 (6) Religious institutions, except when located adjacent to a one-family or two-
32 family residential zoning district (RRR, RR, RAAA, RAA, RA, RB, and RX).

33 (c) Uses permitted by special use permit.

34 (1) [UNCHANGED]

35 (2) [UNCHANGED]

36 (3) [UNCHANGED]

37 (4) Religious institutions, when located adjacent to a one-family or two-family
38 residential zoning district (RRR, RR, RAAA, RAA, RA, RB, AND RX), subject to
39 the following site location and development standards:

40 a. [UNCHANGED]

41 b. [UNCHANGED]

- 1 c. [UNCHANGED]
- 2 d. [UNCHANGED]
- 3 e. [UNCHANGED]
- 4 f. [UNCHANGED]

- 5 (d) [UNCHANGED]
- 6 (e) [UNCHANGED]
- 7

8 **Section 7.** Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to
9 read as follows:

10 (c) General restrictions and standards.

- 11 (1) [UNCHANGED]
- 12 (2) [UNCHANGED]
- 13 (3) [UNCHANGED]
- 14 (4) [UNCHANGED]
- 15 (5) [UNCHANGED]
- 16 (6) [UNCHANGED]

17 (7) Density. The total number of dwelling units permitted shall be determined in
18 accordance with the following stipulations:

- 19 a. [UNCHANGED]
- 20 b. [UNCHANGED]

21 c. In the RAAA, RAA, RA, and RB districts, the maximum density as
22 computed by subsection (c)(7) may be increased no more than 25%
23 of the net allowable density of the buildable land when a planned unit
24 development is designed with unique and extraordinary amenities,
25 such as preservation of woodlots, provisions of lakes, provision of
26 recreational facilities, provision of affordable housing, etc.

- 27 d. [UNCHANGED]
- 28 e. [UNCHANGED]

- 29 (8) [UNCHANGED]
- 30 (9) [UNCHANGED]
- 31 (10) [UNCHANGED]
- 32 (11) [UNCHANGED]
- 33

34 **Section 8.** Validity and Severability. The provisions of this Ordinance are severable and the
35 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
36 or effectiveness of the remainder of the Ordinance.
37

38 **Section 9.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
39 hereby repealed only to the extent necessary to give this Ordinance full force and
40 effect.
41

42 **Section 10.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
43 that were incurred, and proceedings that were begun, before its effective date.
44

45 **Section 11.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
46 or upon such later date as may be required under Section 402 of the Michigan Zoning
47 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
48 referendum.
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1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
2 **XXXXXXXX**, 2022.

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Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: August 5, 2022

Re: Special Use Permit #22071 (Al Saedi), establish group child care home for up to twelve children at 2149 Quarry Road.

The Planning Commission held the public hearing for Special Use Permit #22-071 at its meeting on July 11, 2022. The Planning Commission raised no major concerns and agreed to consider a resolution to approve the special use permit to operate a group child care home for up to twelve children at 2149 Quarry Road at its next meeting.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of the Special Use Permit to add establish a group child care home for up to twelve children at 2149 Quarry Road, with the conditions listed in the resolution.

- **Move to adopt the resolution approving Special Use Permit #22-071.**

Attachment

1. Resolution to approve.
2. Submitted applicant materials.
3. July 11, 2022 meeting packet.

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #22071
2149 Quarry Road - Al Saedi**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, Murooj Al Saedi has submitted a request to operate a group child care home for up to twelve children on a 12,632 square foot parcel identified as Parcel I.D. #16-204-006 located at 2149 Quarry Road; and

WHEREAS, the Applicant currently operates a licensed family child care home called Butterflies for up to six children at the subject parcel; and

WHEREAS, a special use permit is required for the operation of a group child care home; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on July 11, 2022, and has reviewed staff material forwarded under a cover memorandum dated July 8, 2022; and

WHEREAS, the subject site is appropriately zoned RA (single-family residential), which permits the operation of a group child care home by special use permit; and

WHEREAS, the proposed project is consistent with the standards for granting a special use permit found in Sec. 125.3206 in the Michigan Zoning Enabling Act; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22071, subject to the following condition:

1. The Applicant shall maintain the required license for a Group Child Care Home from the State of Michigan. If the state license should lapse, then this special land use shall become null and void.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Recommend Approval
SUP #22071 (Al Saedi) - 2149 Quarry Road
Page 2

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of August, 2022.

Mark Blumer
Planning Commission Chairperson



To: Planning Commission
From: Brian Shorkey, Senior Planner
Date: July 8, 2022
Re: Special Use Permit #22071 (Al Saedi), establish group child care home for up to twelve children at 2149 Quarry Road.

Murooj Al Saedi (applicant) has requested a special use permit to operate a group child care home for up to twelve children at 2149 Quarry Road, East Lansing (subject site). The 0.29 acre, or 12,632 square foot, site is zoned RA (Single Family–Medium Density). The applicant currently operates a family child care home on the property for a maximum of six children. The license from the State of Michigan is effective retroactively to January 3, 2022. The Code of Ordinances allows group child care homes as a non-residential use in a residential zoning district subject to special use permit approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is called a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are called group child care homes and are subject to local zoning approval. The applicant currently holds a family child care home license and is requesting to expand it to a group child care home license.

Zoning and Future Land Use

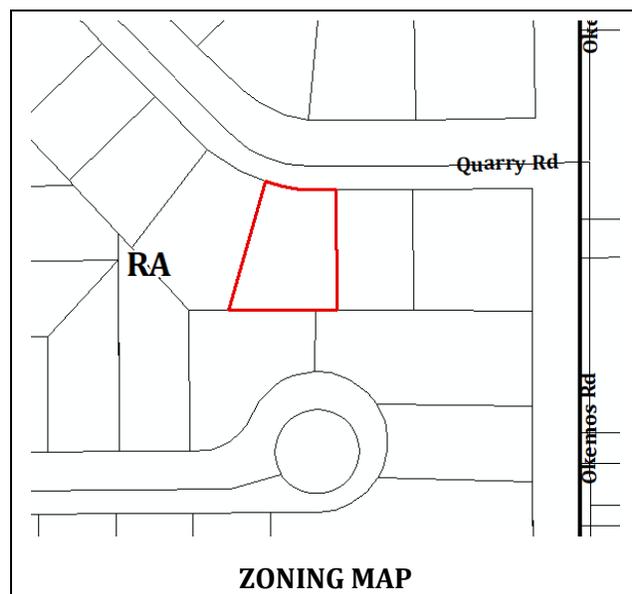
The 2017 Master Plan designates the subject site in the R2 – Residential 1.25 – 3.5 du/acre category. This designation covers all of the properties surrounding the subject property. The 0.29-acre subject site is located in the RA (Single Family – Medium Density) zoning district, as shown here. All of the properties surrounding the subject property are similarly zoned.

Physical Features

The subject property is developed with an 1,867 square foot single family house with landscaping around the side and rear yards. The rear yard is completely fenced in. There are no wetland or floodplain issues.

Streets & Traffic

The site has frontage and access on Quarry Road. Quarry Road is two lanes wide and classified as a local street. Five-foot sidewalks



are present on both sides of the street. The daily process for pick-up and drop-off traffic at the subject site starts at 7:00 am and ends at 5:00 pm. A typical morning drop-off extends from 7:00 am to 9:00 am. A typical afternoon pick-up extends from 3:30 pm to 5:00 pm.

Staff Analysis

The Township's Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to special use permit approval. The proposed group child care home will operate between the hours of 7:00 am and 5:00 pm, Monday through Friday. According to the applicant, two staff members, the owners of the subject site, will be on-site at all times during operation. According to the applicant, no further employees are going to be hired.

The applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans. An inspection report, dated March 7, 2022, reported that three violations had been found. A corrective action plan, dated March 8, 2022, was approved. No further violations have been reported and LARA issued an updated family child care home license, retroactive to January 3, 2022.

The Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering substance abuse treatment and rehabilitation service to 7 or more people d) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff researched the State's online database and found none of the uses listed above within 1,500 feet of the subject property.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

As noted, the back yard is completely fenced in and enclosed. Most of the fence consists of six-foot tall vinyl fencing. The vinyl fence connects to adjacent cedar fence.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

Based on a search of Township records, there are no unresolved property violations for the subject property. A visual inspection of the site confirms the property is well maintained.

4. Does not exceed 16 hours of operation in a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 16 hours. The group child care home will operate Monday through Friday between the hours of 7:00 am and 5:00 pm for a total of 10 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site and no sign existed on the site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allow one non-illuminated wall sign no more than two square feet in size.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. However, the Township does require a single-family residence to have two parking spots, which the subject site complies with. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit with conditions if not all criteria are met. Special land use standards that apply to this application are found in Sec. 86-654, subsections (e) and (f). Staff has reviewed those standards and have the following comments:

(e) Site location standards

1. Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.

Only two properties separate the subject property from Okemos Road to the east. The subject property is close to the edge of the neighborhood.

2. All means shall be utilized to face any permitted nonresidential use on a major street.

The existing home on the subject property faces Quarry Road. As noted, the subject property is only separated from Okemos Road by two properties.

3. Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.

The subject property's driveway is 278 feet from Okemos Road and only separated from Okemos Road by two properties.

4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.

The backyard is completely enclosed with opaque fencing that visually blocks any outdoor activity. No inside activity is visible and there is no signage on the subject property.

5. Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.

No extensions of any utilities are necessary.

(f) (2) Group child care homes

1. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.
2. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.
3. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.
4. Parking spaces shall be provided in accordance with the requirements of Article **VIII** of this chapter.
5. Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

The subject property meets the dimensional standards for the RA zoning district. The house on the property meets all development standards for single-family residential homes. Parking complies with the requirements of Article VIII. No concerns have been raised by township fire or building officials and there are no open violations for the subject property.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit Application and supporting documents
2. Home floor plans
3. Sec. 125.3206 from the Michigan Zoning Enabling Act
4. Pictures of the subject site

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Murooj AlSaedi
 Address of Applicant 2149 Quarry Rd East Lansing
 Telephone - Work 517 894 6741 Home _____ Fax _____ Email muroojalsaedi@yahoo.com
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2149 Quarry Rd / East Lansing
 Legal description (please attach if necessary) _____
 Current zoning RA
 Use for which permit is requested / project name Family group Child care / Butterflies Childcare
 Corresponding ordinance number _____
- C. Developer (if different than applicant) N/A
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name N/A
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 1 bedrooms 3 offices 0 parking spaces _____ carports _____ garages 1
 Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
 Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. N/A Existing Recreation: Type _____ Acreage _____
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter. Adding more slots to the day to hold more children.
(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption. Yes
(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. Yes
(4) The project will not adversely affect or be hazardous to existing neighboring uses. Yes
(5) The project will not be detrimental to the economic welfare of surrounding properties or the community. Yes
(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. Yes
(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project. Yes
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. Yes
(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas. Yes

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

[X] Yes [] No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Murooj
Signature of Applicant

4-8-2022
Date

Murooj Al Saedi
Type/Print Name

Fee: _____

Received by/Date: _____

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

File No./Escrow No.: 17036974 Print Date & Time: 12/22/17 1:46 PM Officer/Escrow Officer: Settlement Location: Tri County Title Agency, LLC 3695 Okemos Road Okemos, MI 48864	Tri County Title Agency - Michigan, LLC ALTA Universal ID: 1065665 1020 S. Creyts Lansing, MI 48917
--	--

Property Address:	Lot 26, Keystone, Township Meridian , Ingham County 2149 Quarry Rd. East Lansing, MI 48823
Buyer:	Alaa A. Al Abdali 2149 Quarry Rd East Lansing, MI 48823 See Addendum for Additional Buyer(s)
Seller:	Stephen J. Rhodes and Dorothy A. Kunisada, husband and wife 2149 Quarry Rd East Lansing, MI 48823
Settlement Date:	12/26/2017
Disbursement Date:	12/26/2017
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$249,000.00	Sale Price of Property	\$249,000.00	
		Deposit		\$2,000.00
		Prorations/Adjustments		
	\$77.23	Tax Proration 12/26/17-12/31/17	\$77.23	
		Title Charges & Escrow / Settlement Charges		
\$350.00		Title - Closing Fee to Tri County Title Agency - Michigan LLC		
		Title - Doc Prep Fee to Tri County Title Agency - Michigan LLC	\$75.00	
\$1,263.60		Title - Owner's Title Insurance \$1263.60 to Tri County Title Agency - Michigan LLC		
		Commission		
\$7,470.00		Real Estate Commission - Buyer's Realtor to Berkshire Hathaway HomeServices Tomie Raines, Incorporated		
\$6,970.00		Real Estate Commission - Seller's Realtor to Coldwell Banker Hubbell Briarwood		
\$250.00		Broker Fee to Coldwell Banker Hubbell Briarwood		
		Government Recording and Transfer Charges		
		Recording Fee (Mortgage) to Ingham County Register of Deeds	\$30.00	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 2149 QUARRY RD.		2. County INGHAM	3. Date of Transfer (or land contract signed) DECEMBER 26, 2017
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village EAST LANSING Meridian		5. Purchase Price of Real Estate \$249,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 33-02-02-16-204-006		6. Seller's (Transferor) Name STEPHEN J. RHODES AND DOROTHY A. KUNISADA	
		8. Buyer's (Transferee) Name and Mailing Address Alaa A. Al Abdali 2149 Quarry Rd. East Lansing MI 48823	
		9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer: Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Amount of Down Payment \$249,000.00
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name 2		Date 12-26-17
Signature 		
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

P514866

License for the Care of Children

Facility Name:
Butterflies
2149 Quarry Road
East Lansing, MI 48823

Licensee:
Al-Saedi, Murooj
2149 Quarry Road
East Lansing, MI 48823

LICENSE NUMBER
DF330397849

CAPACITY
6

STATUS
REGULAR

EFFECTIVE DATE
01/03/2020

EXPIRATION DATE
01/02/2022

Issued in accordance with Act 116, Public Acts of 1973, as amended,
being the Child Care Organizations Act.

LOT SURVEY

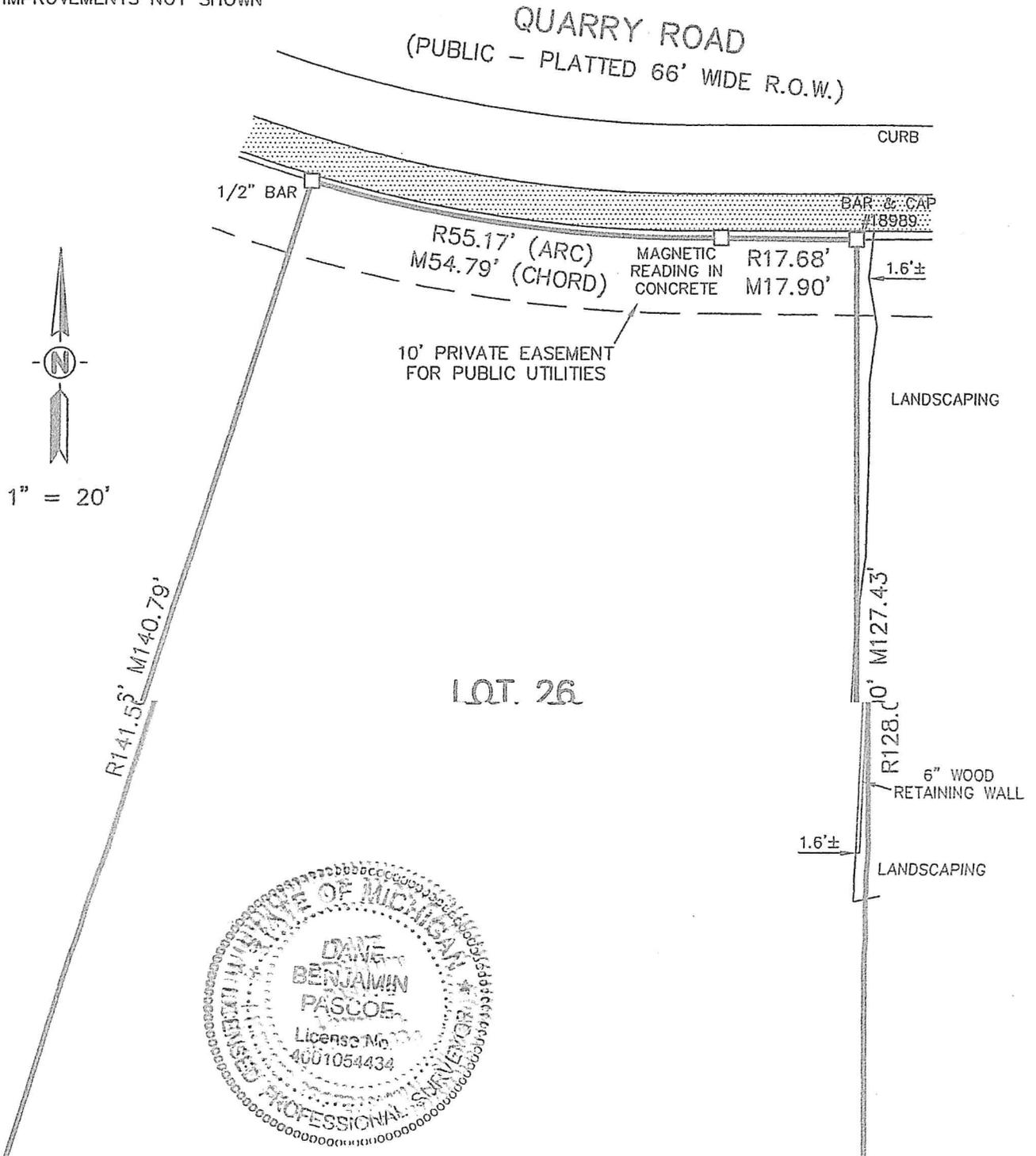
For:
Murooj Alsaedi
2149 Quarry Road
East Lansing, MI 48823

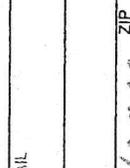
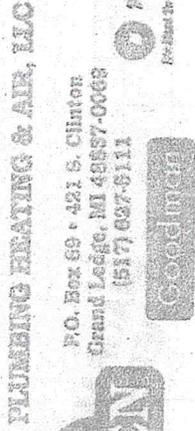
Survey Address:
2149 Quarry Road
East Lansing, MI 48823
ID: 33-02-02-16-204-006

Legal Description (as provided): Lot 26, Keystone, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 41 of Plats, Pages 20-23, Ingham County Records.

NOTES:

- 1. ALL EASEMENTS MAY NOT BE SHOWN
- 2. IMPROVEMENTS NOT SHOWN





DATE ORDERED 12/31/18
 DATE SCHEDULED /
 PHONE /
 WK. PHONE /

NAME Murphy Abardo
 STREET 219 Quincy
 CITY Chamblee STATE GA ZIP 30869
 MAKE _____ MODEL _____ SERIAL NUMBER _____
 E-MAIL _____

WARRANTY
 CONTRACT
 SERVICE CONTRACT
 NORMAL
 RES. COMM.

QUANTITY	ITEM OR PART DESCRIPTION	PRICE	AMOUNT
	Bath Fanuc + duct Hook		
	Vent properly and are in good bed safe		
	working each. Manual test showed 0.17m.		
	State Permit # 71-14370		
	Robert D. Hagan		
	TOTAL PARTS		
	ADDITIONAL PARTS (OTHER SIDE)		
	SUBLET		
	OTHER		
	TOTAL OTHER CHARGES		

LABOR CHARGES _____ HRS. @ _____ /HR. = _____
 TECHNICIAN SIGNATURE _____

DESCRIPTION OF WORK
Mechanic Inspect for
Chilled Gas
80

TERMS: DUE UPON COMPLETION
 I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND DO SO ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL FINAL & COMPLETE PAYMENT IS MADE, AND IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

SUB-TOTAL	
TRIP CHARGE	
TAX	
TOTAL AMOUNT DUE	<u>180</u>

- HECK LIST**
- WATER HEATER
 - THERMOSTAT
 - RELIEF VALVE
 - PIPE TUBE
 - ELECTRICAL CONN.
 - WATER HEATERS
 - HERMO COUPLE
 - CONTROL (GAS)
 - WATER PIPE
 - RELIEF VALVE
 - WILET
 - WALL COOK
 - WATER APPER
 - WATER JPLY LINE
 - WATER AX SEAL & CLOSET BOLTS
 - WATER MAINS CLEANING
 - WATER KITCHEN SINK
 - WATER ASHER LINE
 - WATER AIN LINE
 - WATER WATORY LINE
 - WATER JB OR SHOWER
 - WATER KITCHEN SINK
 - WATER NK FAUCET
 - WATER NK DRAIN
 - WATER R GAB
 - WATER R GAP
 - WATER W CONNECTIONS
 - WATER B & SHOWER
 - WATER JB VALVE
 - WATER TIP LEVER
 - WATER FLOWER DIVERTER
 - WATER JB OR SHOWER DRAIN
 - WATER SEW CONSTRUCTION
 - WATER RAWL SPACE ROUGH
 - WATER RAINAGE
 - WATER 3.1.
 - WATER LAB ROUGH
 - WATER RAINAGE
 - WATER 3.1.
 - WATER JP OUT
 - WATER RAINAGE
 - WATER 3.1.
 - WATER SEWER OR SEPTIC
 - WATER RAINAGE
 - WATER WATER
 - WATER 3.1.
 - WATER PRESSURE REGULATOR
 - WATER JOSTER PUMP
 - WATER VAL
 - WATER COMMERCIAL REPAIR
 - WATER COOR DRAINS
 - WATER WASHER BOOSTER
 - WATER REASE TRAP

OUR TRAINED PERSONNEL SUGGEST THE FOLLOWING IMPROVEMENTS:
12/31/18

LABOR GUARANTEE
 The labor charge as recorded here relative to the equipment serviced as noted is guaranteed for a period of 30 days.
 We do not, of course, guarantee other parts than those we supply. If repairs later become necessary due to other defective parts, they will be charged separately.

TRAVEL TIME
 TIME ARRIVED _____
 TIME DEPARTED _____
 TRAVEL TIME _____

AUTHORIZED SIGNATURE _____
 ABOVE ORDERED WORK HAS BEEN COMPLETED AND I ACKNOWLEDGE RECEIPT OF MY COPY. **X**



RADON REPORT
TEST / INVOICE #
10145

Michigan Radon Agency
6116 Bishop Rd
Lansing MI 48911

TEST NAME: Alaa AlAbdali
TEST ADDRESS: 2149 Quarry
East Lansing, mi
TEST START DATE: 11-27-17 TIME: 3:30
TEST END DATE: 11-29-17 TIME: 2:00
THE RADON AVERAGE DURING
THE TIME OF TESTING WAS: 2.5 pCi/L
TEST LOCATION: BASEMENT 1ST FLOOR
SPECIFIC

Living room

This property was OCCUPIED VACANT

RECOMMENDATIONS:
The U.S.EPA action level is 4.0 pCi/L
(pCi/L = pico Curie per Liter is a unit of
measurement of radiation in the air).

Less than 4.0 pCi/L: No further action is
required. You may want to consider using a
home monitor for long term testing. The EPA
recommends testing every 2 years.

Equal to and greater than 4.0 pCi/L: a radon
reduction system is recommended.

Radon levels will generally decrease by about one
half per floor.

Comments: Acceptable level
Paid in Full

Signed: Brandi Smith

Date: 11-29-17 Certification #: 103733 RT

Professional
Radon Monitor

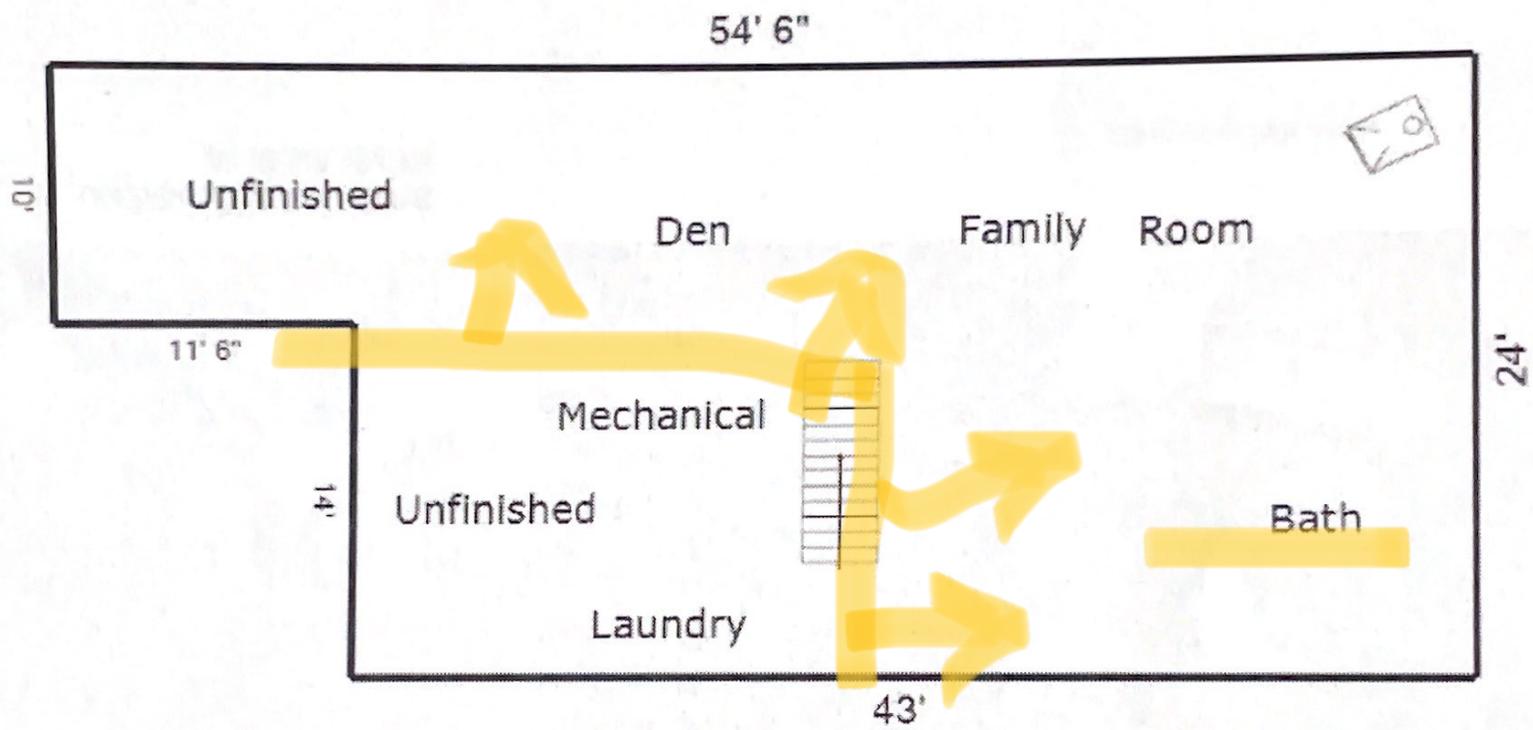
Start Date
Start Time
Serial #
Location:

Signature:

Data in pCi/L
Time Interval 1 Hr

1.4	2.1	1.0
2.1	2.5	1.4
1.8	1.8	2.5
3.2	3.2	3.2
2.9	0.3	1.8
2.9	2.9	3.2
2.5	4.0	2.5
1.4	1.4	1.4
2.9	1.4	1.4
3.6	2.5	2.5
3.2	2.1	3.2
3.6	3.6	2.5
3.2	1.8	4.0
2.1	3.6	1.4
1.4	2.5	1.8
2.9	1.7	

Overall Avg. = 2.4
EPA Protocol Avg. = 2.5



Basement
[Area: 1147 ft²]

History: 2006, Act 110, Eff. July 1, 2006

125.3204 Single-family residence; instruction in craft or fine art as home occupation.

Sec. 204. A zoning ordinance adopted under this act shall provide for the use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence. This section does not prohibit the regulation of noise, advertising, traffic, hours of operation, or other conditions that may accompany the use of a residence under this section.

History: 2006, Act 110, Eff. July 1, 2006

125.3205 Ordinance subject to MCL 460.561 to 460.575; regulation or control of oil or gas wells; prohibition.

Sec. 205. (1) An ordinance adopted under this act is subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575.

(2) A county or township shall not regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

History: 2006, Act 110, Eff. July 1, 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.
- (6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.
- (7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.
- (8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.
- (9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).
- (10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 216(1) of the former county zoning act, 1943 PA 183, section 286(1) of the former township zoning act, 1943 PA 184, and section 583a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as new enactments.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8

CHARTER TOWNSHIP OF MERIDIAN

Patricia Herring Jackson Supervisor
Deborah Guthrie Clerk
Phil Deschaine Treasurer
Frank L. Walsh Manager



Courtney Wisinski Trustee
Kathy Ann Sundland Trustee
Marna Wilson Trustee
Scott Hendrickson Trustee

August 2, 2022

Public Notice Charter Township of Meridian, Ingham County, State of Michigan Notice of Intent to Conduct Master Planning

To All Interested Parties:

On behalf of the Charter Township of Meridian Planning Commission and in accordance with Michigan Public Act 33 of 2008 and related amendments, this letter serves as notice that the Charter Township of Meridian is initiating the process to complete an update to the Master Plan adopted by the Township. The Township completed a major overhaul of our Master Plan in 2017 and under Act 33, we are required to review and update that plan every five years.

This notice is being issued in advance of the formal planning process, to all contiguous jurisdictions' Planning Commissions and elected bodies, the Ingham County Board of Commissioners, the Tri-County Regional Planning Commission, the Capital Area Transit Authority, and all public utilities and railroads operating within the Township. We strongly encourage each body to participate or provide input into the Planning process in Meridian Township, in order to get as broad of public input from as many stakeholders as possible.

We would ask your organization if there are any items that you believe should be addressed in the Meridian Township Master Plan. Although this is an update to the existing five-year plan, we still intend to cover as many topics and land use issues as necessary, to make a truly comprehensive plan. Your cooperation and comments are important to prepare the best plan possible for the Citizens of the Township.

The Planning Commission's intention is to prepare the plan entirely electronically and distribute it through electronic mail. Future submittals of the plan to your organization will be through electronic mail, unless you object that method of distribution. Please reach out to the Director of Community Planning and Development Timothy R. Schmitt, *AICP* at 517-583-4506 for alternatives to electronic distribution.

Any and all comments/questions/concerns through the Master Plan process can be directed to Mr. Schmitt either by mail at 5151 Marsh Road, Okemos, MI 48864 or through email at schmitt@meridian.mi.us.

Thank you in advance for your input into this important civic process. The hard work we put in today will ensure that Meridian Township remains A Prime Community for decades to come.

Sincerely,

David Premoe
Secretary, Meridian Township Planning Commission



To: Members of the Planning Commission

From: Timothy R. Schmitt, AICP

Date: August 1, 2022

Re: Sign Ordinance Update

Staff and a subcommittee of the Planning Commission have been working for some time on an update to the Township's sign ordinance. Staff is very appreciative of the subcommittee's input on this major undertaking, which has taken nearly a year of work. The ordinance is currently under review by the Township Attorney, but Staff would like to get the matter in front of the Planning Commission to begin the update process and give the Planning Commission plenty of time to review the extensive changes.

A clean and a strikethrough/highlighted version of the ordinance are attached. The highlighting came at the recommendation of the subcommittee to keep track of the type of change being made. An explanation of the highlighting is as follows:

- **Text highlighted in blue** indicates changes that are clarification or moving of text that is already in the ordinance. No functional changes are proposed with these changes, just a change to make the ordinance easier to use.
- **Text highlighted in grey** indicates changes that are being proposed to remove content-based regulations. These are largely removals of language in the ordinance that requires someone to read the sign to know how to regulate it.
- **Text highlighted in green** are items that are changes to how the current ordinance functions. Some of these are addressing issues that have been raised with the Zoning Board of Appeals and others are Staff suggestions.

This proposal affects nearly every section of the Sign Ordinance, creating an extremely content neutral ordinance, while maintaining the overall structure and regulation of the existing ordinance, by and large. We would ask the Planning Commission to begin to review the ordinance and gather their thoughts and questions. Once we have the Township's Attorney's review and comment, we will bring the matter back for further discussion and schedule the public hearing on the ordinance. Staff is happy to answer any questions in the interim and if any Commissioner would like to discuss in depth,

Attachments

1. Highlighted/Strikethrough version of updates to Sign Ordinance, showing types of changes
2. Clean version of updates to Sign Ordinance

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 7, SIGNS AND ADVERTISING STRUCTURES, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE REGULATIONS FOR SIGNS IN THE TOWNSHIP

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended in the following locations to modify and add the following definitions as follows:

BANNER

Any removable fabric, cloth, paper, or other non-rigid material, installed in a temporary fashion on a building, property, or other site amenity, and not enclosed in a frame.

CANOPY

An overhanging shelter extending outward from a building ~~in excess of two feet. Signs may be erected on canopies, provided that they do not extend above the roof line or cornice.~~ A parapet wall is not a canopy.

FREESTANDING SIGN

~~A structure erected for the purpose of advertising a business or activity on the same parcel. Such structures shall not be attached to a building which may be located on the same parcel. Such a sign may also be known as a pylon sign.~~

FLAG

A piece of durable fabric or similar material, anchored along one side and attached to a permanent, freestanding pole or attached to a building.

MAJOR CONSTRUCTION PROJECT

As used in this Article, a Major Construction Project shall be any infrastructure project or major redevelopment of an existing property that has a direct impact on five (5) or more adjacent businesses.

MURAL

Any graphic design, such as, but not limited to, a mosaic, picture, scene, or diagram painted on any ~~exterior wall of a building~~ which does not contain any brand name, product name, logo, trademark, trade name, identifiable commercial representation, or any other commercial message or advertising, whether by spelling, abbreviating, depiction, or otherwise.

OUTDOOR ADVERTISING STRUCTURES

Those permanent signs and billboards, ~~permanent or portable,~~ which may be erected for the purposes of advertising businesses ~~located within the Township and~~ which are may or may not be not located on the same parcel, ~~as the business which they advertise.~~

SIGN

A ~~name, identification, description,~~ display, or illustration which is affixed to, painted on, or otherwise located or set represented indirectly upon a building, structure, or piece of land parcel, or lot and which directs attention to an object, place, product, activity, person, institution,

1 organization, or business and which is visible from any public street, sidewalk, alley, park, public
2 property or from other private property, but not including signs which are directed at persons
3 within the premises of the sign owner.

4
5 **SIGN, CANOPY**

6 A sign that is displayed or affixed flat on the surface of a canopy and does not extend beyond
7 the limits of the canopy. Such signs are considered wall signs for the purpose of regulation.

8
9 **SIGN, DEVELOPMENT ENTRY**

10 A freestanding sign that is installed at the road entrance(s) to a development to identify the
11 overall development project, rather than individual businesses or uses within the development.

12
13 **SIGN, ELECTRONIC MESSAGE**

14 A sign or portion of a sign that displays an electronic image using changing lights or similar forms
15 of electronic display to form a message. This includes, but is not limited to, television screens,
16 plasma screens, digital screens, flat screens, LED or LCD displays, flipper matrix, and holographic
17 displays.

18
19 **SIGN, FREESTANDING**

20 A sign that is attached to a self-supporting structure other than a building. The support structure
21 shall be placed in or below the ground and not attached to any other structure.

22
23 **SIGN, PROJECTING**

24 A sign that is affixed in a non-parallel manner to the wall of a building, extending outward from
25 the building.

26
27 **SIGN, WALL**

28 A sign that is affixed parallel to the wall or window of a building, not projecting above the top
29 wall or beyond the end of the building. For the purposes of this ordinance, signs affixed to the
30 sloping surface of a mansard roof or canopy shall be considered a wall sign.

31
32 **SIGN, WINDOW**

33 A sign that is affixed to a window in a manner that does not create any projection away from the
34 window pane on which the sign is installed.

35
36 **Section 2.** Section 86-368, RR District: One-Family Rural Residential District, is hereby amended at
37 Subsection (b)(2)b.6. to read as follows:

- 38
39 6. There shall be no external evidence of a home occupation except one nonilluminated sign not
40 exceeding two square feet in surface display area and attached flat against the building. ~~In~~
41 ~~accordance with the sign regulations specified in 5-86-685 of the Code of Ordinances.~~

42
43 **Section 3.** Section 86-376, Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is
44 hereby amended at Subsection (f)(7) to read as follows:

- 45
46 (7) Signs. ~~Signs identifying any of the permitted uses in this district~~ shall be ~~installed in~~
47 ~~accordance with those requirements specified in Article VII of this chapter.~~

1
2 **Section 4.** Section 86-402, Standards Applying to All Uses, is hereby amended at Subsection (3) to
3 read as follows:
4

5 **(3) Signs, flags, and banners.**

6 **a. Signs.** Signs ~~identifying any of the permitted uses in this district~~ shall be **installed in** accordance with
7 those requirements specified ~~in the schedule outlined in Article VII of this chapter.~~

8 ~~(1) Flags and banners. No flags, banners, streamers, or similar devices shall be permitted in these districts~~
9 ~~except as follows: a maximum of two flags or banners, in any combination, containing no commercial~~
10 ~~message, of a size no larger than 60 square feet for a United States flag or 24 feet square feet for all~~
11 ~~other flags or banners shall be permitted on each site in this district. Flagpoles may be illuminated.~~
12 ~~Illumination, if present, shall be from the base of the structure upon which the flag or banner is flown.~~
13 ~~Placement of flags and banners shall be limited to the following locations:~~

14 ~~1. On a building facade. Flags and banners may be flown from a staff projecting at an upward~~
15 ~~angle from a building wall. Flags and banners displayed from staffs shall be positioned~~
16 ~~with the lowest point of the flag, banner, or staff a minimum of 10 feet above the~~
17 ~~surrounding grade, sidewalk, or pavement whichever is higher. The flag, banner, or staff~~
18 ~~shall extend no more than five feet above the roofline.~~

19 ~~2. On a pole. A maximum of one flag pole shall be permitted per site. A maximum of two~~
20 ~~flags or banners may be flown from the flagpole with the lowest portion of any flag or~~
21 ~~banner being a minimum of 15 feet above the ground when draped along the flagpole.~~
22 ~~All flagpoles shall be set back a minimum of 10 feet from the street right-of-way lines. The~~
23 ~~height of the flagpole shall not exceed a maximum of 40 feet. No flagpole shall be installed~~
24 ~~without obtaining a building permit. The location or placement of the flagpole is subject~~
25 ~~to the approval of the Director of Community Planning and Development. All flagpoles~~
26 ~~shall be designed or engineered for commercial applications and constructed of~~
27 ~~commercial grade materials and shall be properly maintained by the property owner.~~

28
29 **Section 5.** Section 86-431, MP District: Mobile Home Park District, is hereby amended at
30 Subsection (b)(6) to read as follows:
31

32 **(6) Signs.** ~~Signs shall be installed in accordance with those requirements specified in Article VII of this~~
33 ~~chapter pertaining exclusively to the mobile home park are permitted in accordance with the~~
34 ~~provisions of Subsection 86-685(d).~~

35
36 **Section 6.** Section 86-433, CR District: Commercial Recreation District, is hereby amended at
37 Subsection (d)(5) to read as follows:
38

39 **(5) Signs.** Signs ~~identifying any of the permitted uses in this district~~ shall be **installed in** accordance
40 with those requirements specified in Article VII of this chapter. ~~No banners, flags, streamers, or~~
41 ~~similar devices for advertising or promotional purposes shall be permitted.~~

42
43 **Section 7.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
44 Subsection (c)(4) to read as follows:
45

46 **(4) Restaurants,** without drive-in facilities, open to the general public, provided that the following
47 requirements are met:

- 1 a. Restaurants may be located in buildings permitted by right in this district or permitted by a
- 2 special use permit, provided that the building contains a minimum of 75,000 square feet of
- 3 gross floor area.
- 4 b. Restaurants under this provision shall be limited to one per building, not to exceed 10% of the
- 5 building's gross floor area.
- 6 c. Restaurants under this provision shall only be accessible from within the principal use or
- 7 building; direct outside entrances to restaurants shall not be allowed.
- 8 ~~d. There shall be no exterior wall signs or freestanding signs indicating a restaurant use within a~~
- 9 ~~building located in the research park district.~~
- 10 e.d. Restaurants shall provide off-street parking for a restaurant use in addition to the off-street
- 11 parking required for the principal use.

12
13 **Section 8.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
14 Subsection (f)(7) to read as follows:

- 15
16 (7) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be **installed** in accordance
17 with those requirements specified in Article VII of this chapter. ~~No banners, flags, streamers, or~~
18 ~~similar devices for advertising or promotional purposes shall be permitted.~~

19
20 **Section 9.** Section 86-435, I District: Industrial District, is hereby amended at Subsection (f)(6) to
21 read as follows:

- 22
23 (6) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be **installed** in accordance
24 with those requirements specified in Article VII of this chapter. ~~No banners, flags, streamers, or~~
25 ~~similar devices for advertising or promotional purposes shall be permitted.~~

26
27 **Section 10.** Section 86-437, AG District: Agriculture District, is hereby amended to read as follows:

- 28
29 (a) [UNCHANGED]
- 30 (b) [UNCHANGED]
- 31 (c) [UNCHANGED]
- 32 (d) Permitted accessory uses and structures. The following accessory uses and structures shall be
33 permitted by right in the agriculture district.
- 34 (1) Temporary or seasonal sales of items produced on the farm, not including products requiring
 - 35 manufacturing or mechanical processing.
 - 36 (2) Temporary or seasonal roadside sales of items produced on the farm, subject to the following
 - 37 provisions:
 - 38 a. A farm sales stand shall be setback 25 feet from a road pavement edge.
 - 39 b. Only one farm sales stand shall be permitted for every 600 feet of frontage.
 - 40 c. Such farm sales stand shall not be located within 100 feet of the intersection of the right-
 - 41 of-way lines of any two public streets.
 - 42 ~~d. Signage shall be permitted in accordance with the standards found in Article VII, Signs and~~
 - 43 ~~Advertising Structures. One sign per farm sales stand shall be permitted. The surface~~
 - 44 ~~display area shall not exceed six square feet.~~
 - 45 ~~e. No sign advertising a farm sales stand shall be located within 100 feet of the intersection~~
 - 46 ~~of the right-of-way lines of any two public streets.~~
 - 47 (3) Home occupations, subject to the provisions of Subsection 86-368(b)(2).

- 1 (4) Temporary buildings associated with construction of permanent buildings. Such buildings
- 2 shall be removed upon the completion or abandonment of the construction work and before
- 3 issuance of an occupancy permit.
- 4 (5) Barns, silos, equipment storage, and similar structures customarily incidental to the permitted
- 5 principal use and structures.
- 6 (6) Manure storage incidental to the raising of farm animals, provided no such storage area shall
- 7 be permitted within 200 feet of any other zoning district boundary.

8 (e) [UNCHANGED]

9 ~~(f) Signs:~~

10 ~~(1) The following signs shall be permitted for all uses in the agriculture district, in accordance~~

11 ~~with Article VII of this chapter:~~

12 ~~a. Sale or lease of property signs.~~

13 ~~b. Home occupations.~~

14 ~~c. Temporary political signs.~~

15 ~~(2) Commercial uses permitted in the agriculture district may, in addition to the above signs, have~~

16 ~~one sign placed flat against the main building. The surface display area of such sign shall not~~

17 ~~exceed 25 square feet and the sign shall not project above the cornice or roof line.~~

18

19 **Section 11.** Section 86-681, Purpose, is hereby amended to read as follows:

20

21 It is the purpose of this article to regulate the size, ~~height, location, placement, design, construction,~~ and

22 general appearance of all manner of privately owned signs and outdoor advertising structures in order to

23 ~~promote them minimize any negative impacts on the public health, safety, morals, convenience, and general~~

24 ~~welfare, as well as the stated purposes of this chapter. These purposes include the enhancement of the~~

25 ~~aesthetic desirability of the environment and the reduction of hazards to life and property in the~~

26 ~~Township. This Article recognizes that signs and outdoor advertising structures are necessary to help~~

27 ~~satisfy the communication and identification needs of township residents and businesses, while also~~

28 ~~recognizing that failure to regulate them may lead to poor identification and communication for individual~~

29 ~~businesses, deterioration and blight of business and residential areas, increase conflicts between land~~

30 ~~uses, and increase the potential for distracted driving on the Township's roadways.~~

31

32 **Section 12.** Section 86-682, Existing nonconforming signs, is hereby amended to read as follows:

33

34 (1) Purpose. It is the intent of this article to permit the continuance of a lawful use of any sign or

35 outdoor advertising structure existing at the effective date of this chapter, although such sign or

36 outdoor advertising structure may not conform with the provisions of this chapter. It is the intent

37 of this article that nonconforming signs and outdoor advertising structures shall not be enlarged

38 upon, expanded or extended. Further, it is the intent of this article that nonconforming signs and

39 outdoor advertising structures shall be gradually eliminated and terminated upon their natural

40 deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor

41 advertising structures within the Township shall be subject to the conditions and requirements

42 set forth in this article.

43

44 (2) Structural changes. The faces, supports, or other parts of any lawful nonconforming sign or

45 outdoor advertising structure shall not be structurally changed, altered, substituted, or enlarged

46 unless the resultant changed, altered, substituted, or enlarged sign or outdoor advertising

1 structure conforms to the provision of this chapter for the district in which it is located, except as
2 otherwise provided for in this article.

3
4 (3) Repairs, alterations, and improvements. Nothing in this article shall prohibit the repair,
5 reinforcement, alteration, improvement, or modernizing of a lawful nonconforming sign or
6 outdoor advertising structure; provided, that such repair, reinforcement, alteration,
7 improvement, and modernizing do not exceed an aggregate cost of 30% of the appraised
8 replacement cost thereof ~~as of the effective date of this chapter~~, as determined by the Director
9 of Community Planning and Development, unless the subject sign or outdoor advertising structure
10 is changed by such repair, reinforcement, alteration, improvement, or modernizing to a
11 conforming structure. ~~Nothing in this article shall prohibit the periodic change of message on any
12 outdoor advertising structure.~~

13
14 (4) Restoration of damage. Any lawful nonconforming sign or outdoor advertising structure damaged
15 by fire, explosion, an act of God, or by other accidental causes may be restored, rebuilt, or
16 repaired; provided, that the estimated expense of reconstruction does not exceed 50% of the
17 appraised replacement cost thereof, as determined by the Director of Community Planning and
18 Development.

19
20 (5) Discontinuance or abandonment. Whenever the activity, business, or usage of a primary premises
21 to which a sign is attached or related has been discontinued for a period of 90 days or longer, such
22 discontinuance shall be considered conclusive evidence of an intention to abandon legally the
23 nonconforming sign attached or related thereto. At the end of this period of abandonment, the
24 nonconforming sign shall either be removed or altered to conform with the provisions of this
25 chapter.

26
27 (6) Elimination of nonconforming signs. The Township Board may acquire any nonconforming sign or
28 outdoor advertising structure with or without acquiring the property on which such sign or
29 structure is located by condemnation or other means and may remove such sign or structure.

30
31 ~~(6)(7) Change of Message. Nothing in this article shall prohibit changing of the message of any
32 sign to reflect the change of a business name being advertised by a sign, nor the periodic change
33 of message on any outdoor advertising structure, as long as structural changes are not being made
34 to the sign.~~

35
36 **Section 13.** Section 86-683 is hereby renamed Administration and is amended to read as follows:

37
38 (1) Review and Approval of Signs. All new or replacement signs for any structure, property, or use
39 shall be reviewed and approved by the Community Planning and Development Director or their
40 designee, unless otherwise specified.

41
42 (2) Review Standards. The Community Planning and Development Director shall review the proposed
43 sign based on the standards found herein.

44
45 (3) Permitting.

- 1 a. It shall be unlawful to display, erect, relocated, alter, or otherwise change any signs
2 without obtaining a permit.
- 3 b. After the issuance of a permit by the Township, it shall be unlawful to change, alter,
4 modify, or otherwise deviate from the approved permit, without first amending the
5 permit or applying for a new permit.
- 6 c. An application for a permit shall be made in writing on forms furnished by the Township.
- 7 d. The application for a permit shall include the following information:
- 8 i. The name, address, and telephone number of the person requesting the sign
9 permit.
- 10 ii. The name, address, and telephone number of the contractor installing the sign.
- 11 iii. The location by street address where the sign is proposed to be installed.
- 12 iv. Site plan and elevation drawings of the proposed sign, drawn to scale, including
13 the location of the proposed sign on the property and/or building, the location of
14 any existing signs on the property and/or building, the dimensions of the
15 proposed sign, the construction materials proposed for the sign, and the method
16 of lighting for the sign.
- 17 v. An application for, and all necessary information, an electrical permit for all signs
18 with electrical connections.
- 19 vi. The signature of the owner or the owner's authorized agent.
- 20 vii. The value of the sign being installed.
- 21 a-e. The replacement of only the sign face, with no other structural, electrical, or other
22 physical changes to the sign, shall not require a permit.

23 ~~The provisions of this article shall be enforced in the manner provided elsewhere in this chapter.~~

24

25 **Section 14.** Section 86-684 is hereby renamed Regulations for Signs in All Districts and is amended to
26 read as follows:

27

28 (1) Any sign not expressly permitted in a district is prohibited in such district.

29

30 (2) Signs and advertising structures shall be located on the premises to which the sign is accessory,
31 unless otherwise specified herein. may be permitted for identification of premises, for providing
32 information relative to the functions of the premises, or for advertising with the particular
33 limitations for use as specified in this article. In this article, whenever a maximum surface display
34 area per side of any sign or advertising structure is specified, such surface display area shall be
35 computed as follows:

36

37 (3) Whenever a maximum surface display area per side of any sign or advertising structure is
38 specified, such surface display area shall be computed as follows:

- 39
- 40 a. If a sign has only one exterior face, the surface display area of that face shall not exceed
41 the specified maximum.
- 42 b. If a sign has two exterior faces, the surface display area of each face shall not exceed the
43 specified maximum.
- 44 c. If a sign has more than two exterior faces, the sum of the surface area of all the faces shall
45 not exceed twice the specified maximum.

46

47 (4) No sign or outdoor advertising structure may have moving parts or moving or flashing lights.

1
2 (5) No banners, streamers, or similar devices shall be permitted, unless otherwise specified herein.

3
4 (6) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs
5 shall be mounted on a roof.

6
7 (7) All signs shall be installed so as to comply with the Sight Triangle regulations found in Section 86-
8 474 of this Ordinance.

9
10 (8) Traffic Control Signs. Signs purely for traffic regulation or control within the project may be utilized
11 as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices
12 (MMUTCD). Traffic control signs not listed in the MMUTCD shall be reviewed by the Department
13 of Public Works and Engineering for a determination that the sign is warranted. All such traffic
14 control signs shall not require a permit or count against maximum permitted sign areas for a
15 project but shall be installed on private property.

16
17 (9) An additional three-square feet of surface display area shall be permitted for any freestanding
18 sign in any zoning district to accommodate the street number of the structure. The street number
19 shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.

20
21 (10) Signs shall not revolve or move in any manner.

22
23 (11) Any sign that creates a visual or safety hazard may be ordered to be removed by the Director of
24 Community Planning and Development.

25
26 (12) Directional Signs. On premises directional signs that aid traffic flow shall be permitted subject to
27 the following:

28
29 a. Located a minimum of five (5) feet from any property line.

30 b. Shall be located on private property. No such signs shall be permitted in the public right
31 of way.

32 c. No larger than three (3) square feet.

33 d. No taller than six (6) feet.

34 e. May be illuminated, subject to the standards of this Article.

35 f. The number and location of directional signs shall be subject to the approval of the
36 Director of Community Planning and Development.

37
38 (13) Window signs. Window signs shall be permitted subject to the following:

39 a. A window sign shall be installed on the inside of a window or on the exterior of a window
40 so as not to project from the window pane on which the sign is painted or affixed.

41 b. No not exceed more than 40% of the surface area of the window may be used for window
42 signs, in which they are displayed.

43 c. The total amount of window signage shall not exceed 10% of the building face of which
44 the window is a part.

45
46 **Section 15.** Section 86-685, Signs in Residential Districts, is hereby amended to read as follows:

1
2 Signs proposed for the RR, RRA, RAAA, RAA, RA, RB, RX, RD, RDD, RC, RCC, RN, PRD, and MP zoning districts
3 shall be permitted in accordance with the following regulations.

4 (1) Generally. Any sign not expressly permitted in a residential district is prohibited in such
5 district. Development Entry Sign. A permanent sign may be permitted at each entrance to a
6 residential development, subject to the following regulations:

7 a. Located at least 10 feet back from the front property line.

8 b. Installed in a common area for a development or on private property. No such signs shall
9 be installed in the public right of way without express written approval of the Ingham
10 County Road Department.

11 c. No larger than 32 square feet in size.

12 d. No taller than six feet in height.

13 e. One such sign is permitted at each public entry to a residential development.

14 (2) Nonresidential uses. Signs for any nonresidential use in a residential district shall be permitted
15 subject to the following regulations:

16 a. Located at least 10 feet back from any property line.

17 b. No larger than 25 square feet in size.

18 c. No taller than six feet in height.

19 d. One such sign is permitted for any use under this section.

20 ~~(1)~~

21 ~~(2) RR, RA, RAA, RX, and RB residential districts. Signs in single-family residential districts shall be~~
22 ~~permitted subject to the following limitations:~~

23 ~~(1) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or~~
24 ~~building not exceeding six square feet in surface display area per side on any one lot, such~~
25 ~~sign being placed no closer to the street line than 1/2 the required yard depth.~~

26 ~~(2) Home occupation. One nonilluminated sign announcing a home occupation or professional~~
27 ~~service not to exceed two square feet in surface display area and attached flat against a~~
28 ~~building wall.~~

29 ~~(3) Subdivision. One nonilluminated, temporary sign advertising a recorded subdivision or~~
30 ~~development, not to exceed 50 square feet and not to exceed 20 feet in height. Such sign shall~~
31 ~~require a building permit which shall authorize use of the sign for a period not to exceed two~~
32 ~~years.~~

33 ~~(4) Development entry. A permanent structure, which may be illuminated, may be permitted at~~
34 ~~each entrance to a development and shall be located at least 10 feet back of the street right-~~
35 ~~of-way line. Development entry signs shall be no larger than 32 square feet in surface display~~
36 ~~area. A sign on such structures may include only the names of the development and the~~
37 ~~developer, and the sign and structure shall be harmonious and appropriate in appearance~~
38 ~~with the existing and intended character of the general vicinity.~~

39 ~~(5) Temporary political signs. Not more than one temporary political sign shall be permitted per~~
40 ~~candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are~~
41 ~~not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet~~
42 ~~in surface display area per side. On a corner lot, not more than one temporary political sign~~
43 ~~per candidate may be placed along each of the streets upon which the corner lot has frontage.~~

44 ~~(3) RDD, RD, RC, RN and RCC and multiple-family residential districts. Signs in multiple-family~~
45 ~~residential districts shall be permitted subject to the following limitations:~~

1 ~~(1) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or~~
2 ~~building not exceeding six square feet in surface display area per side on any lot, such sign~~
3 ~~being placed no closer to the street right-of-way line than 1/2 the required yard depth.~~

4 ~~(2) Development entry. A permanent structure, which may be illuminated, may be permitted at~~
5 ~~each entrance to a development and shall be located at least 10 feet back from the street~~
6 ~~right-of-way line. Development entry signs shall be no larger than 32 square feet in surface~~
7 ~~display area. A sign on such structures shall be limited to the name of the development and~~
8 ~~the telephone number to be called for leasing information.~~

9 ~~(3) Signs. Signs purely for traffic regulation or control within the project may be utilized as~~
10 ~~required and shall conform to the Michigan Manual of Uniform Traffic Control Devices.~~

11 ~~(4) Temporary political signs. Not more than one temporary political sign shall be permitted per~~
12 ~~candidate per lot, whether the lot is developed or undeveloped, Temporary political signs are~~
13 ~~not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet~~
14 ~~in surface display area per side. On a corner lot, not more than one temporary political sign~~
15 ~~per candidate may be placed along each of the streets upon which the corner lot has frontage.~~

16 ~~(4) MP mobile home park residential districts. Signs in mobile home park districts shall be permitted~~
17 ~~subject to the following limitations:~~

18 ~~(1) Development entry. A permanent structure which may be illuminated may be permitted by~~
19 ~~Planning Commission approval; provided, that, signs on such structure may include only the~~
20 ~~name of the development and the developer and the sign and structure shall be harmonious~~
21 ~~and appropriate in appearance with the existing and intended character of the general vicinity~~
22 ~~and with the community as a whole.~~

23 ~~(2) Signs. Signs purely for traffic regulation and direction within mobile home parks may be~~
24 ~~utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control~~
25 ~~Devices.~~

26
27 **Section 16.** Section 86-686, Professional and Office districts, is hereby amended to read as follows:

28
29 Signs proposed for the Professional and Office zoning district shall be permitted in accordance with the
30 following regulations.

31
32 ~~Signs in the professional and office districts shall be permitted subject to the following limitations. Any~~
33 ~~sign not expressly permitted is prohibited.~~

34 ~~(1) Signs shall pertain exclusively to the business within the building.~~

35 ~~(2)(1) Wall signs. A permanent sign may be permitted on a building, subject to the following~~
36 ~~regulations:~~

37 a. ~~One wall sign shall be permitted, Shall be~~ placed flat against the building.

38 ~~b. A wall sign shall not exceedNo individual sign shall be larger than 20-30 square feet in~~
39 ~~surface display area.~~

40 ~~c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square feet of~~
41 ~~signage, contiguous with their lease space and no closer than 12 inches to the side of the~~
42 ~~building line or leased space line.~~

43 ~~b.d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal~~
44 ~~foot of building frontage occupied.~~

45 ~~(3)(2) Freestanding signs. A permanent sign subject to the following regulations:~~

- a. ~~One~~ freestanding sign shall be permitted ~~and shall be located~~ in the front yard, ~~with the leading edge located~~ at least 10 feet ~~from the front and side property lines, back of the street right-of-way line.~~
- b. The surface display area of the freestanding sign ~~conveying the business carried on the premises~~ shall not exceed ~~25-32~~ square feet per side. ~~An additional three square feet of surface display area of the freestanding sign shall be set aside to accommodate the street number of the structure. The street number shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.~~
- c. The freestanding sign shall not exceed ~~16-32-16~~ feet in height.
- ~~d. The freestanding sign shall not be located within 20 feet of the intersection of the access drive and the street right-of-way line.~~
- ~~e. Signs identifying a parcel's entrance or exit or other internal circulation or directional information shall be permitted, provided the surface display area does not exceed six square feet in size, is no higher than three feet, and does not display any identifiable logo or business name. The number and location of directional signs shall be subject to the approval of the Director of Community Planning and Development.~~
- ~~(4) The source of illumination for such signs shall not be visible beyond the property lines of the parcel or lot upon which the sign is located.~~
- ~~(5) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs shall be mounted on a roof.~~
- ~~(6) Not more than one temporary political sign shall be permitted per candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet in surface display area per side. On a corner lot, not more than one temporary political sign per candidate may be placed along each of the streets upon which the corner lot has frontage.~~
- ~~(7) One nonilluminated sign advertising the sale or lease of the lot or building not exceeding 16 square feet in surface display area per side may be permitted. Such sign shall be placed no closer than 10 feet back of the street right-of-way line and shall have a maximum height of eight feet. If such sign is placed parallel to the street which it fronts, it may be located as close as one foot back of the street right-of-way line.~~

Section 17. Section 86-687 is hereby renamed "C-1, C-2, C-3, and CR Commercial Districts", and is amended to read as follows:

~~Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts shall be permitted in accordance with the following regulations.~~

~~Signs in commercial districts shall be permitted subject to the following limitations. Any sign not expressly permitted is prohibited;~~

~~Signs shall pertain exclusively to the business carried on within the building;~~

~~Signs may be illuminated but no flashing or moving illumination shall be permitted, except as otherwise expressly provided for under this article. The source of illumination shall not be visible beyond the property lines of the parcel on which the sign is located. Neon signs shall be permitted.~~

~~Signs shall not revolve or move in any manner.~~

(1) Wall signs. ~~A permanent sign may be permitted on a building, subject to the following regulations:~~

- a. ~~One wall sign shall be permitted on each building facade with frontage on a public street and may be located flat against the building's front facade or parallel to the front facade~~

~~on a canopy. For businesses with frontage on more than one public street, two signs may be permitted.~~

b. In no case shall any tenant have more than one wall sign be located on a facade.

~~a.c. and a. No wall sign shall be located on a rear facade.~~

~~b.d.~~ Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

~~e.e.~~ In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied. Tenants shall be permitted signs on each building facade with frontage on a public street.

~~d.f.~~ Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.

~~e. No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs shall be mounted on a roof.~~

(2) Freestanding signs. A permanent sign, subject to the following regulations:

a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional free-standing sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.

~~b. The freestanding sign shall convey only the business name, the primary product or service, and the property address.~~

~~e.b.~~ Freestanding signs shall not exceed 16 feet in height.

~~d.c.~~ Freestanding signs greater than five feet in height shall not exceed ~~2838~~ square feet in surface display area per side.

~~e. Surface display area for freestanding signs five feet or less in height shall comply with the following:~~

<u>Structure Size (square feet)</u>	<u>Permitted Surface Display Area per Side (square feet)</u>
<u>Structures with a gross floor area of 25,000 or less</u>	<u>28</u>
<u>Structures over 25,000 but less than 150,000</u>	<u>42</u>
<u>Structures over 150,000</u>	<u>42</u>

~~f. Three square feet of every freestanding sign shall be set aside to accommodate the street number of the structure. The street number shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.~~

~~g.d.~~ The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line from any property line.

~~h. Freestanding signs shall not be located within 20 feet of the intersection of the access drive and the street right-of-way line.~~

~~i.e.~~ Only one freestanding sign shall be permitted for multitenant buildings or shopping centers except as provided in subsection (4)a of this section.

~~j. Signs purely for traffic regulation and direction may be utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices.~~

~~k. Signs identifying a parcel's entrance and exit shall be permitted, provided the surface display area does not exceed six square feet in size, is no higher than three feet, and does not display any identifiable logo or business name.~~

1 (3) Service station signs. Recognizing the changing nature of pricing and products for service stations,
2 the following additional regulations apply to signs at any service station.

3 a. No signs may be placed onsite other than the permitted maximum wall and freestanding
4 signs, per the provisions of this Article. Notwithstanding any of the provisions of this
5 article:

6 ~~b.~~ In addition to the freestanding signage allowed under the provisions of this Article, an
7 additional 6 square feet of surface display area, per side, may be permitted indicating the
8 price and grade of gasoline for sale, either as an additional wall sign or attached the
9 freestanding sign.

10 ~~a.~~ A two-sided sign indicating only price and grade of gasoline as shown on the pumps, either
11 side not exceeding 12 square feet in surface display area, may be permanently attached
12 to the parcel's freestanding sign support mechanism.

13 ~~b.~~ There shall be no signs located on fuel pump islands except those constituting an integral
14 part of the pump itself or those required by state law or regulation.

15 ~~c.~~ There shall be no signs attached to light standards.

16 ~~d.~~ There shall be no signs attached to fuel pump canopies except those identifying self-
17 service and full-service pumps, in which case the maximum size shall be six square feet in
18 surface display area per message.

19 ~~(3) Temporary political signs. Not more than one temporary political sign shall be permitted per
20 candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are not
21 permitted in the street rights-of-way. Such sign shall be no larger than eight square feet in surface
22 display area per side. On a corner lot, not more than one temporary political sign per candidate
23 may be placed along each of the streets upon which the corner lot has frontage.~~

24 ~~(4) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or
25 building not exceeding 16 square feet in surface display area per side may be permitted. Such sign
26 shall be placed no closer than 10 feet back of the street right-of-way line and shall have a
27 maximum height of eight feet. If such a sign is placed parallel to the street which it fronts, it may
28 be located as close as one foot back of the street right-of-way line.~~

29 ~~(5)~~(4) Projecting signs. ~~One projecting sign may be permitted in lieu of a freestanding sign if the
30 building to which it is attached is Buildings located closer than 10 feet to the street right-of-way
31 line may elect to utilize projecting signs in addition to wall signs. In addition to all wall sign
32 regulations, the following additional regulations shall also apply to projecting signs:~~

33 a. Projecting signs shall be no larger than 20 square feet in surface display area per side. ~~Any
34 projecting sign shall count against the maximum wall sign size permitted for a building
35 facade.~~

36 b. Projecting signs must clear sidewalks by at least eight feet and project no more than four
37 feet from the building ~~or one-third the width of the sidewalk, whichever is less.~~

38 ~~c.~~ Projecting signs must be pinned away from the wall at least six inches.

39 ~~d.~~ Projecting signs are not permitted at the intersection of corners except at right angles to
40 a building front. When a building faces two streets, then one sign per side may be allowed.

41 ~~e-c.~~ Projecting signs may extend to the bottom of the eaves of a building.

42 ~~f.d.~~ Projecting signs may not extend above the second story. Projecting signs may be installed
43 vertically or horizontally.

44 e. No projecting sign may be displayed unless the building to which it is attached is 20 feet
45 or more in width and no projecting sign may be closer than 50 feet to any other projecting
46 sign.

1 ~~(5) Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive~~
2 ~~through uses, the following additional regulations apply to drive throughs.~~

3 ~~(a) All signage for drive-through businesses shall be approved by the Planning Commission.~~

4 ~~(b) Each drive-through accessory sign shall not exceed seven (7) feet in height.~~

5 ~~(c) Two signs may be permitted for each drive-through lane, as follows:~~

6 ~~i. One sign in the stacking lane shall not exceed sixteen (16) square feet.~~

7 ~~ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.~~

8 ~~(d) The area of the drive-in and drive-through accessory sign is exclusive of the structures~~
9 ~~framing.~~

10 ~~(e) All drive-in and drive-through accessory signs shall be single sided.~~

11 ~~(f) No drive-in and drive-through accessory sign may be located within the front yard.~~

12 ~~(g) The drive-in and drive-through accessory sign may include electronic message signage.~~

13 ~~(h) The Planning Commission may consider a modified sign area, subject to the following:~~

14 ~~i. Only one (1) of the drive-in and drive-through accessory signs may be increased~~
15 ~~in area.~~

16 ~~ii. The drive-in and drive-through accessory sign is completely screened from the~~
17 ~~roadway.~~

18 ~~iii. Under no circumstances shall the drive-in and drive-through accessory sign~~
19 ~~exceed forty-eight (48) square feet in area.~~

20 ~~(6) Temporary grand opening signs. Temporary grand opening signs may be permitted for a period~~
21 ~~not to exceed 15 days for those businesses which are new to a particular location. The following~~
22 ~~additional regulations shall also apply to temporary grand opening signs:~~

23 ~~a. One grand opening sign may be permitted on the site of the business. The sign shall be~~
24 ~~no larger than 35 square feet in surface display area per side.~~

25 ~~b. Grand opening signs shall be located no closer than 10 feet back of the street right-of-~~
26 ~~way.~~

27 ~~c. Wind-blown devices, such as pennants, spinners, and streamers, shall also be allowed on~~
28 ~~the site of the business advertising a grand opening for the fifteen-day time period~~
29 ~~designated for the grand opening sign.~~

30 ~~(7) Time and temperature signs. Time and temperature signs shall be permitted subject to the~~
31 ~~following regulations:~~

32 ~~a. Time and temperature signs may take the form of wall, freestanding, or projecting signs~~
33 ~~subject to the conditions which apply to each of these classifications.~~

34 ~~b. Time and temperature signs may be no larger than 25 square feet per side in surface~~
35 ~~display area. The surface display area of a time and temperature sign shall not be debited~~
36 ~~against the total surface display area allowed for other signs on the site.~~

37 ~~(8) Changing and traveling message signs.~~

38 ~~a. Changing and traveling message signs may be permitted by application for and granting~~
39 ~~of a special use permit by the Planning Commission.~~

40 ~~b. A special use permit shall not be required to automatically update the price of motor~~
41 ~~vehicle fuel on a free-standing sign in accordance with § 86-687(5)a titled "Service station~~
42 ~~signs." Such signs shall not flash, travel, or move in any way.~~

43 ~~(9)(1) Window signs. Window signs shall not exceed more than 40% of the surface area of the~~
44 ~~window in which they are displayed. Window signs shall not exceed 10% of the building face of~~
45 ~~which the window is a part.~~

46 ~~(10) A-frame sign. One portable A-frame sign shall be permitted per business. The following additional~~
47 ~~regulations shall also apply to A-frame signs:~~

- a. A frame signs shall not exceed three feet in height and six square feet in surface display area per side.
- b. A frame signs shall be located so as to provide a minimum of three feet of public passage on the sidewalk or pathway upon which the sign is placed, if applicable. No driveways, doorways, walkways or handicap ramps shall be blocked by the sign.
- c. A frame signs shall not be located farther than five feet from the primary entrance of the business.
- d. Each A frame sign shall be removed and stored indoors after business hours.
- e. A frame signs shall not be attached to a building or any structure, including, but not limited to, benches, trash receptacles, bicycle racks and light poles.
- f. A frame signs may have limited illumination for safety purposes upon approval by the Director of Community Planning and Development.
- g. The sign and structure shall be harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

(11) Signs for reserved parking spaces.

- a. The allowed maximum number of signs used to designate parking spaces reserved for specific purposes shall be determined by the amount of usable floor area occupied by a business (see Figure 1).

Figure 1	
Usable Floor Area Occupied (square feet)	Number of Signs Permitted
Less than 2,500	2
2,501 to 5,000	4
5,001 to 10,000	6
Greater than 10,000	8

- b. Each sign may be either free-standing or wall-mounted and shall designate no more than one parking space each.
- c. The size of each sign shall not exceed 18 inches high by 12 inches wide (1.5 square feet) and shall be mounted no lower than 60 inches and no higher than 70 inches to the ground, as measured from the bottom of the sign.
- d. Any logo or business name displayed shall cover no more than one-third of the area of the sign.

(12) Murals.

- a. A mural shall be allowed on one exterior wall surface of a commercial building.
- b. A mural may cover up to 100% of the one exterior wall on which the mural is painted.
- c. No other signage shall be permitted on the wall where a mural has been painted.
- d. A mural may be illuminated in accordance with the provisions of Chapter 38, Article VII of the Code of Ordinances, outdoor lighting.
- e. A mural shall be kept in good condition and shall be well maintained. In the case of a mural being in disrepair, the mural must either be removed from the wall of the building or repaired within 60 days of written notice from the Township.
- f. A mural shall not create a public safety hazard.

(13) Temporary signs for outdoor sports facilities. Temporary signs for outdoor sports facilities shall be permitted subject to the following limitations:

- a. Temporary signs shall be permitted in the C-3 zoning district for privately owned and operated athletic clubs and health spas with outdoor athletic and recreation facilities.
- b. Signs shall not exceed 32 square feet in size.
- c. Signs shall be affixed to the perimeter fencing associated with the outdoor sport activity, such as, but not limited to, a field, pool, or court.
- d. The top of the sign shall be placed on the perimeter fencing associated with the sport activity, no higher than six feet, as measured from the adjacent grade.
- e. Signs shall be placed so as to face inward to the field of play or sport activity.
- f. The back of the signs shall be a solid, uniform color or a type of block-out fabric shall be attached behind the sign.
- g. Signs shall be temporary and shall be installed no earlier than April 1 and removed by November 30 each year.
- h. Signs shall be nonilluminated.
- i. Signs shall be constructed of durable material and maintained in good condition.

Section 18. Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to read as follows:

Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted in accordance with the following regulations.

Signs in research park and industrial districts shall be permitted subject to the following limitations. Any sign not expressly permitted is prohibited.

(1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:

- a. Shall be placed flat against the building.
- b. Such sign shall not exceed 40 square feet.
- c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage adjacent to their lease space.

(1) Limitations. All limitations governing signs in commercial districts shall apply, except that the maximum permitted surface display area shall be 40 square feet per side.

(2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial park, subject to the following regulations:

- a. One freestanding sign shall be permitted per lot in the park.
- b. Shall be setback 25 feet from the front property line.
- c. The surface display area of the freestanding sign shall not exceed 32 square feet.
- d. Maximum height of freestanding signs shall be six (6) square feet.

(3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one permanent sign may be permitted at one entrance to a research or industrial park development, subject to the following regulations: Identification signs:

- a. Research or industrial parks may have one freestanding sign identifying the development. Shall be setback a minimum of 10 feet from the front property line.
- b. near one entrance to the park. Installation shall be in a common area for the development or on private property. No such signs shall be installed in the public right of way without express written approval of the Ingham County Road Department.
- c. Such signs shall not exceed 50 square feet in surface display area per side.
- a-d. Such signs and shall not exceed not be higher than four-six (6) feet in height, above the ground. Such signs shall be at least 25 feet from any street line and may be illuminated,

1 provided the source of the illumination is not visible beyond the property lines of the
2 parcel.

3 ~~(2) Temporary political signs. Not more than one temporary political sign shall be permitted per~~
4 ~~candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are not~~
5 ~~permitted in the street rights-of-way. Such sign shall be no larger than eight square feet in surface~~
6 ~~display area per side. On a corner lot not more than one temporary political sign per candidate~~
7 ~~may be placed along each of the streets upon which the corner lot has frontage.~~

8 ~~(3) Temporary signs for outdoor sports facilities. Temporary signs for outdoor sports facilities shall~~
9 ~~be permitted subject to the following limitations:~~

10 ~~a. Temporary signs shall be permitted in the RP zoning district for privately owned and~~
11 ~~operated health and physical fitness facilities with outdoor athletic and recreation~~
12 ~~facilities.~~

13 ~~b. Signs shall not exceed 32 square feet in size.~~

14 ~~c. Signs shall be affixed to the perimeter fencing associated with the outdoor sport activity,~~
15 ~~such as, but not limited to, a field, pool, or court.~~

16 ~~d. The top of the sign shall be placed on the perimeter fencing associated with the sport~~
17 ~~activity, no higher than six feet, as measured from the adjacent grade.~~

18 ~~e. Signs shall be placed so as to face inward to the field of play or sport activity.~~

19 ~~f. The back of the signs shall be a solid, uniform color or a type of block-out fabric shall be~~
20 ~~attached behind the sign.~~

21 ~~g. Signs shall be temporary and shall be installed no earlier than April 1 and removed by~~
22 ~~November 30 each year.~~

23 ~~h. Signs shall be nonilluminated.~~

24 ~~i.a. Signs shall be constructed of durable material and maintained in good condition.~~

25
26 **Section 19.** Section 86-689 is hereby renamed “AG, Agriculture District” and is amended to read as
27 follows:
28

29 ~~Signs for institutions for human care, churches, educational or social institutions, and public utility~~
30 ~~buildings shall be permitted subject to the following limitations:~~

31 ~~(1) All limitations governing signs in professional and office districts shall apply. Variations for~~
32 ~~special situations may be granted by the Board of Appeals in accordance with Article II, Division~~
33 ~~7 of this chapter.~~

34 ~~(2) Permitted surface display area. Freestanding signs for nonresidential uses shall not exceed 25~~
35 ~~square feet in surface display area.~~

36
37 ~~(1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against~~
38 ~~the main building, in addition to signs permitted elsewhere in this chapter. The surface display~~
39 ~~area of such sign shall not exceed 25 square feet and the sign shall not project above the cornice~~
40 ~~or roof line.~~

41 ~~(2) Temporary signage for farm stands shall be permitted up to six square feet. Such signs shall not~~
42 ~~be located within 100 feet of an intersection of any two public streets.~~

43
44 **Section 20.** Section 86-690 is hereby renamed “Temporary Signs” and is amended to read as follows:
45

1 Except as otherwise expressly provided for under this article, no sign or outdoor advertising structure may
2 have moving parts or moving or flashing lights. The source of illumination for any sign shall not be visible
3 beyond the property lines of the parcel on which the sign is located.

4
5 The following temporary signs shall be permitted on all parcels in the Township, in accordance with the
6 regulations herein.

7
8 (1) Temporary Signs. A temporary sign may be permitted subject to the following regulations.

9 a. All temporary signs shall be installed on private property. No such signs shall be placed in
10 the public right of way without express written authorization of the Ingham County Road
11 Department and the Charter Township of Meridian.

12 b. Such temporary signs shall be no larger than eight square feet in size.

13 c. Such temporary signs shall be no taller than four feet in height.

14 d. Temporary signs may not be specifically illuminated.

15 e. Only one such sign is permitted, except otherwise permitted in this Section.

16 f. All temporary signs shall be constructed of durable, all-weather materials and shall be
17 designed to remain in place and good repair so long as they remain on display.

18 g. For non-single-family residential properties, the maximum display time for a temporary
19 sign is thirty (30) days. After thirty (30) days, there shall be a gap of at least thirty (30)
20 days before another temporary sign is installed on the same property.

21 (2) Construction Projects. In an effort to keep the public informed, the following standards shall apply
22 when new construction projects commence.

23 a. One temporary sign shall be permitted on any construction site that has received site plan
24 approval or has applied for building permits.

25 b. Such signs shall not exceed thirty-two (32) square feet in size per side.

26 c. Such signs shall not exceed eight (8) feet in height.

27 d. If freestanding, the sign shall be located no closer than 10 feet back of the street right-of-
28 way line.

29 e. Temporary signs approved under this section shall be permitted for a period of two (2)
30 years or until the final building on the site receives a Certificate of Occupancy, whichever
31 is shorter.

32 f. On sites utilizing construction fencing, screening fabric on the construction fence may be
33 used in place of a freestanding sign. The screening fabric shall be no larger than the
34 construction fencing, shall be maintained in good condition, and shall be removed when
35 the construction fencing is removed.

36 (3) Land for Sale or Lease. When all or a portion of a building or land area is listed for lease or for sale,
37 the following additional standards apply:

38 a. In single-family residential districts, the size of a temporary sign shall be limited to the
39 size standards of a normal temporary sign.

40 b. In multi-family residential and non-residential districts, the size of a temporary sign shall
41 be no larger than 16 square feet per side or thirty-two (32) square feet total.

42 c. Such temporary signs shall be no taller than six (6) feet in height.

43 d. Such temporary signs shall be setback a minimum of five (5) feet from the property line.

44 e. Such signs shall be removed within seven (7) days of the closing of the sale or lease of a
45 property or portion of property.

1 ~~(4) Elections. Recognizing that additional expression of speech is needed and is important~~
2 ~~surrounding elections, the following additional allowances apply for a period sixty (60) days~~
3 ~~before any scheduled election where Township residents have at least one ballot item to vote on:~~

4 ~~a. There shall be no limitation on the number of temporary signs for an individual property.~~

5 ~~b. The total size of all signage on an individual property shall not exceed sixty-four (64)~~
6 ~~square feet.~~

7 ~~c. All temporary signs allowed under this section shall be removed seven (7) days following~~
8 ~~the scheduled election.~~

9 ~~d. Banners, flags, and similar installations shall be permitted as temporary signs under this~~
10 ~~section, subject to the maximum square footage limitation.~~

11 ~~(5) Grand Openings. To support new businesses when they open in the Township, an additional~~
12 ~~temporary sign may be permitted, subject to the standards in subsection (1) above and the~~
13 ~~following standards:~~

14 ~~a. The maximum size of a temporary sign under this section may be 40 square feet.~~

15 ~~b. A sign under this section may be installed once the Certificate of Occupancy is issued for~~
16 ~~the space and must be removed 45 days later.~~

17 ~~c. The maximum height of a sign under this section is six feet.~~

18
19 **Section 21.** Section 86-691, is hereby renamed “Permitted Portable Signs” and is amended to read as
20 follows:

21
22 ~~All signs larger in area than six square feet, including signs on buildings, shall require a building permit.~~
23 ~~In order to provide businesses opportunities for pedestrian-scale signage, near the entrances to their~~
24 ~~businesses, while preventing sign clutter along Township thoroughfares, Portable Signs shall be permitted~~
25 ~~subject to the following:~~

26 ~~(1) One portable sign shall be permitted per tenant in the PO, C-1, C-2, C-3, and CR Districts.~~

27 ~~(2) Portable signs shall not exceed nine (9) square feet per side or a total of eighteen (18) square feet.~~

28 ~~(3) The maximum height of portable signs shall be four and one-half (4.5) feet.~~

29 ~~(4) All portable signs may only be displayed during regular business hours and must be stored~~
30 ~~indoors.~~

31 ~~(5) Portable signs shall be located within five (5) feet of the primary business entrance.~~

32 ~~(6) Buildings located directly adjacent to the public right-of-way may place a portable sign on the~~
33 ~~adjacent sidewalk, with approval of the Ingham County Road Department, provided that a~~
34 ~~minimum of five (5) feet of unobstructed pedestrian access is maintained. Sufficient space shall~~
35 ~~also be provided to allow car doors to open when adjacent to on-street parking.~~

36 ~~(7) No portable sign shall occupy or obstruct the use of any fire lane, required off-street parking~~
37 ~~space, driveway, doorway, or handicap ramp.~~

38 ~~(8) A-frame signs shall not be attached to a building or any structure, including, but not limited to,~~
39 ~~benches, trash receptacles, bicycle racks and light poles.~~

40
41 **Section 22.** Section 86-692, is hereby renamed “Sign Illumination” and is amended to read as follows:

42
43 ~~One sign announcing the names of architects, engineers, and/or contractors of a building under~~
44 ~~construction, alteration, or repair and announcing the character of the building enterprise or the purpose~~
45 ~~for which the building is intended may be allowed, provided such sign shall not exceed 32 square feet in~~
46 ~~surface display area per side. Such sign may be a flat-wall sign or freestanding with a maximum height of~~

1 eight feet above grade. If freestanding, the sign shall be located no closer than 10 feet back of the street
2 right-of-way line.

3
4 **(1) General standards.**

5 a. All permanent signs may be illuminated, except as noted herein, subject to the approval
6 of the Community Planning and Development Director.

7 b. The source of any illumination shall not be directly visible beyond the property lines of
8 the parcel on which the sign is installed.

9 c. Sign lighting may be internal or external.

10 d. All external lighting fixtures being used to illuminate a sign shall face downward only and
11 shall be shielded to direct light solely to the sign being illuminated.

12 e. No flashing or moving illumination shall be permitted.

13 **(2) Illumination standards.**

14 a. The illumination of all signs shall not exceed 0.3 footcandles above ambient light levels
15 based on a measurement taken based on the following formula: Measurement distance
16 = $\sqrt{\text{Area of the Sign in square feet} \times 100}$

17 b. The illumination of a sign shall be measured with the sign off and then on again, at a point
18 as close to practical as possible that is perpendicular to the sign face, at the distance
19 determined under the formula above.

20
21 **Section 23.** Section 86-693, is hereby renamed Electronic Message Signs and is amended to read as
22 follows:

23
24 Electronic Message Signs are permitted in the C-1, C-2, C-3, and PC zoning districts, subject to the
25 following regulations:

26 **(1) Electronic message signs may be permitted by application for and granting of a Special Use Permit**
27 **by the Planning Commission.**

28 **(2) Sign Area.** An electronic message sign shall not exceed 25% of the permissible ground sign area.

29 **(3) Dimming Capabilities.** All permitted EMCs shall be equipped with a sensor or other device that
30 automatically determines the ambient illumination and programmed to automatically dim
31 according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle
32 measurements.

33 **(4) Message Display Requirements.**

34 a. The message on an electronic message sign shall not change more than once per 24-hour
35 period.

36 b. When changing messages, the transition shall appear instantaneous, with no transition
37 effects permitted.

38 c. No electronic message sign shall have any flashing, scrolling, traveling, or otherwise
39 moving text or resemble or simulate any warning or danger signal or traffic control device.

40 ~~(5)~~ There shall be no audio message, audible sound, or video permitted with any sign
41 permitted under this chapter.

42
43 ~~Temporary signs may be permitted for a period not to exceed 15 cumulative days in a calendar year for~~
44 ~~purposes of advertising charitable or community events held on Township-owned property with Township~~
45 ~~permission. Such signs shall be located no closer than 10 feet back of the street right-of-way line and shall~~
46 ~~be no larger than 35 square feet in surface display area per side. Such signs may be illuminated, but no~~
47 ~~flashing or moving illumination shall be permitted. Such signs shall be permitted in all zoning districts.~~

1
2 **Section 24.** Section 86-694, Outdoor Advertising Structures, is hereby amended to read as follows:
3

4 Outdoor advertising structures shall be permitted in I-districts in accordance with the following limitations:
5

6 (1) Location. Outdoor advertising structures shall be located only in the I, Industrial, Zoning #District,s
7 Further, such structures shall only be located on properties immediately with direct frontage
8 adjacent to on a principal arterial streets, as so identified in § 86-367. Such structures shall be
9 located in accordance with the setback requirements set forth in § 86-367. No such structure shall
10 be located closer than 660 feet to the right-of-way of a limited access highway.

11 (1)(2) Setbacks. Such structures shall be located in accordance with the setback requirements
12 set forth in § 86-367. No such structure shall be located closer than 660 feet to the right-of-way
13 of a limited access highway.

14 (2)(3) Illumination. Outdoor advertising structures in I-districts may be illuminated, provided
15 that the source of such illumination is not visible beyond the property lines of the parcel upon
16 which the structure is located in accordance with the standards found in Section 86-692.

17 (3)(4) Maintenance. Outdoor advertising structures located in I-districts shall be adequately
18 maintained. Such maintenance shall include proper alignment of structure, continued readability
19 of message, and preservation of structure with paint or other surface finishing material. If an
20 outdoor advertising structure is not maintained, written notice of any disrepair shall be issued by
21 the Chief Building Inspector to the owner of such structure. If the disrepair is not corrected within
22 30 days, such structure shall be removed at the owner's expense.

23 (4)(5) Size. No outdoor advertising structure located in an I-district shall exceed 300 square feet
24 in surface display area per side.

25 (5)(6) Required spacing. No outdoor advertising structure located in an I-district shall be located
26 within a distance of 300 feet of any other outdoor advertising structure, such distance to be
27 measured along a line parallel to the right-of-way of the highway upon which the outdoor
28 advertising structure fronts.

29
30 **Section 25.** Section 86-695, is hereby renamed Murals and is amended to read as follows:

31
32 Unless a different time limit is specified, all temporary signs shall be removed within five days after the
33 event to which they relate occurs.

34
35 Murals are permitted on any commercial property, subject to the following regulations:

36
37 (1) One exterior wall surface of a commercial building may be covered up to 100% by a mural.

38 (2) No other signage shall be permitted on the wall where a mural has been painted.

39 (3) Illumination is permitted in accordance with the provisions of Chapter 38, Article VII of the Code
40 of Ordinances, Outdoor Lighting.

41 (4) A mural shall be kept in good condition and shall be well maintained. In the case of a mural being
42 in disrepair, the mural must either be removed from the wall of the building or repaired within 60
43 days of written notice from the Township.

44 (5) A public safety hazard shall not be created with the installation of a mural.

45 (6) Murals are still subject to normal permitting requirements, as outlined in this Article.
46

1 **Section 26.** Section 86-697, is hereby created and titled Construction Project Waivers, to read as
2 follows:

3
4 In order to provide adequate visibility and signage to businesses during major construction projects, the
5 Meridian Township Board of Trustees shall have the ability to waive the temporary sign provisions during
6 major construction projects, upon recommendation of the Director of Community Planning and
7 Development. Any waiver under this section shall detail the time period, the maximum dimensions of
8 temporary signs, location(s) for temporary signs, and any other relevant ordinance alteration permitted
9 under the waiver.

10
11 **Section 27.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity
12 of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
13 of the remainder of the Ordinance.

14
15 **Section 28.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby
16 repealed only to the extent necessary to give this Ordinance full force and effect.

17
18 **Section 29.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that
19 were incurred, and proceedings that were begun, before its effective date.

20
21 **Section 30.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon
22 such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
23 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

24
25 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX,
26 2022.

27
28
29
30 _____
Patricia Herring Jackson, Township Supervisor

31
32
33 _____
Deborah Guthrie, Township Clerk
34

1 **SIGN, DEVELOPMENT ENTRY**

2 A freestanding sign that is installed at the road entrance(s) to a development to identify the
3 overall development project, rather than individual businesses or uses within the development.
4

5 **SIGN, ELECTRONIC MESSAGE**

6 A sign or portion of a sign that displays an electronic image using changing lights or similar forms
7 of electronic display to form a message. This includes, but is not limited to, television screens,
8 plasma screens, digital screens, flat screens, LED or LCD displays, flipper matrix, and holographic
9 displays.
10

11 **SIGN, FREESTANDING**

12 A sign that is attached to a self-supporting structure other than a building. The support structure
13 shall be placed in or below the ground and not attached to any other structure.
14

15 **SIGN, PROJECTING**

16 A sign that is affixed in a non-parallel manner to the wall of a building, extending outward from
17 the building.
18

19 **SIGN, WALL**

20 A sign that is affixed parallel to the wall or window of a building, not projecting above the top
21 wall or beyond the end of the building. For the purposes of this ordinance, signs affixed to the
22 sloping surface of a mansard roof or canopy shall be considered a wall sign.
23

24 **SIGN, WINDOW**

25 A sign that is affixed to a window in a manner that does not create any projection away from the
26 window pane on which the sign is installed.
27

28 **Section 2.** Section 86-368, RR District: One-Family Rural Residential District, is hereby amended at
29 Subsection (b)(2)b.6. to read as follows:
30

- 31 6. There shall be no external evidence of a home occupation except one nonilluminated sign not
32 exceeding two square feet in surface display area and attached flat against the building.
33

34 **Section 3.** Section 86-376, Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is
35 hereby amended at Subsection (f)(7) to read as follows:
36

- 37 (7) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of
38 this chapter.
39

40 **Section 4.** Section 86-402, Standards Applying to All Uses, is hereby amended at Subsection (3) to
41 read as follows:
42

- 43 (3) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
44 chapter.
45

46 **Section 5.** Section 86-431, MP District: Mobile Home Park District, is hereby amended at
47 Subsection (b)(6) to read as follows:

1
2 (6) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
3 chapter.
4

5 **Section 6.** Section 86-433, CR District: Commercial Recreation District, is hereby amended at
6 Subsection (d)(5) to read as follows:
7

8 (5) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
9 chapter.
10

11 **Section 7.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
12 Subsection (c)(4) to read as follows:
13

14 (4) Restaurants, without drive-in facilities, open to the general public, provided that the following
15 requirements are met:

- 16 a. Restaurants may be located in buildings permitted by right in this district or permitted by a
17 special use permit, provided that the building contains a minimum of 75,000 square feet of
18 gross floor area.
- 19 b. Restaurants under this provision shall be limited to one per building, not to exceed 10% of the
20 building's gross floor area.
- 21 c. Restaurants under this provision shall only be accessible from within the principal use or
22 building; direct outside entrances to restaurants shall not be allowed.
- 23 d. Restaurants shall provide off-street parking for a restaurant use in addition to the off-street
24 parking required for the principal use.
25

26 **Section 8.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
27 Subsection (f)(7) to read as follows:
28

29 (7) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
30 chapter.
31

32 **Section 9.** Section 86-435, I District: Industrial District, is hereby amended at Subsection (f)(6) to
33 read as follows:
34

35 (6) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this
36 chapter.
37

38 **Section 10.** Section 86-437, AG District: Agriculture District, is hereby amended to read as follows:
39

- 40 (a) [UNCHANGED]
- 41 (b) [UNCHANGED]
- 42 (c) [UNCHANGED]
- 43 (d) Permitted accessory uses and structures. The following accessory uses and structures shall be
44 permitted by right in the agriculture district.
 - 45 (1) Temporary or seasonal sales of items produced on the farm, not including products requiring
46 manufacturing or mechanical processing.

- 1 (2) Temporary or seasonal roadside sales of items produced on the farm, subject to the following
- 2 provisions:
- 3 a. A farm sales stand shall be setback 25 feet from a road pavement edge.
- 4 b. Only one farm sales stand shall be permitted for every 600 feet of frontage.
- 5 c. Such farm sales stand shall not be located within 100 feet of the intersection of the right-
- 6 of-way lines of any two public streets.
- 7 d. Signage shall be permitted in accordance with the standards found in Article VII, Signs and
- 8 Advertising Structures.
- 9 (3) Home occupations, subject to the provisions of Subsection 86-368(b)(2).
- 10 (4) Temporary buildings associated with construction of permanent buildings. Such buildings
- 11 shall be removed upon the completion or abandonment of the construction work and before
- 12 issuance of an occupancy permit.
- 13 (5) Barns, silos, equipment storage, and similar structures customarily incidental to the permitted
- 14 principal use and structures.
- 15 (6) Manure storage incidental to the raising of farm animals, provided no such storage area shall
- 16 be permitted within 200 feet of any other zoning district boundary.
- 17 (e) [UNCHANGED]

18
19 **Section 11.** Section 86-681, Purpose, is hereby amended to read as follows:

20
21 It is the purpose of this article to regulate the size, height, location, design, construction, and general
22 appearance of all manner of privately owned signs and outdoor advertising structures in order to minimize
23 any negative impacts on the public health, safety, and general welfare. This Article recognizes that signs
24 and outdoor advertising structures are necessary to help satisfy the communication and identification
25 needs of township residents and businesses, while also recognizing that failure to regulate them may lead
26 to poor identification and communication for individual businesses, deterioration and blight of business
27 and residential areas, increase conflicts between land uses, and increase the potential for distracted
28 driving on the Township’s roadways.

29
30 **Section 12.** Section 86-682, Existing nonconforming signs, is hereby amended to read as follows:

- 31 (1) Purpose. It is the intent of this article to permit the continuance of a lawful use of any sign or
- 32 outdoor advertising structure existing at the effective date of this chapter, although such sign or
- 33 outdoor advertising structure may not conform with the provisions of this chapter. It is the intent
- 34 of this article that nonconforming signs and outdoor advertising structures shall not be enlarged
- 35 upon, expanded or extended. Further, it is the intent of this article that nonconforming signs and
- 36 outdoor advertising structures shall be gradually eliminated and terminated upon their natural
- 37 deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor
- 38 advertising structures within the Township shall be subject to the conditions and requirements
- 39 set forth in this article.
- 40
- 41
- 42 (2) Structural changes. The faces, supports, or other parts of any lawful nonconforming sign or
- 43 outdoor advertising structure shall not be structurally changed, altered, substituted, or enlarged
- 44 unless the resultant changed, altered, substituted, or enlarged sign or outdoor advertising
- 45 structure conforms to the provision of this chapter for the district in which it is located, except as
- 46 otherwise provided for in this article.
- 47

- 1 (3) Repairs, alterations, and improvements. Nothing in this article shall prohibit the repair,
2 reinforcement, alteration, improvement, or modernizing of a lawful nonconforming sign or
3 outdoor advertising structure; provided, that such repair, reinforcement, alteration,
4 improvement, and modernizing do not exceed an aggregate cost of 30% of the appraised
5 replacement cost thereof, as determined by the Director of Community Planning and
6 Development, unless the subject sign or outdoor advertising structure is changed by such repair,
7 reinforcement, alteration, improvement, or modernizing to a conforming structure.
8
- 9 (4) Restoration of damage. Any lawful nonconforming sign or outdoor advertising structure damaged
10 by fire, explosion, an act of God, or by other accidental causes may be restored, rebuilt, or
11 repaired; provided, that the estimated expense of reconstruction does not exceed 50% of the
12 appraised replacement cost thereof, as determined by the Director of Community Planning and
13 Development.
14
- 15 (5) Discontinuance or abandonment. Whenever the activity, business, or usage of a primary premises
16 to which a sign is attached or related has been discontinued for a period of 90 days or longer, such
17 discontinuance shall be considered conclusive evidence of an intention to abandon legally the
18 nonconforming sign attached or related thereto. At the end of this period of abandonment, the
19 nonconforming sign shall either be removed or altered to conform with the provisions of this
20 chapter.
21
- 22 (6) Elimination of nonconforming signs. The Township Board may acquire any nonconforming sign or
23 outdoor advertising structure with or without acquiring the property on which such sign or
24 structure is located by condemnation or other means and may remove such sign or structure.
25
- 26 (7) Change of Message. Nothing in this article shall prohibit changing of the message of any sign to
27 reflect the change of a business name being advertised by a sign, nor the periodic change of
28 message on any outdoor advertising structure, as long as structural changes are not being made
29 to the sign.
30

31 **Section 13.** Section 86-683 is hereby renamed Administration and is amended to read as follows:
32

- 33 (1) Review and Approval of Signs. All new or replacement signs for any structure, property, or use
34 shall be reviewed and approved by the Community Planning and Development Director or their
35 designee, unless otherwise specified.
36
- 37 (2) Review Standards. The Community Planning and Development Director shall review the proposed
38 sign based on the standards found herein.
39
- 40 (3) Permitting.
41
- 42 a. It shall be unlawful to display, erect, relocated, alter, or otherwise change any signs
43 without obtaining a permit.
- 44 b. After the issuance of a permit by the Township, it shall be unlawful to change, alter,
45 modify, or otherwise deviate from the approved permit, without first amending the
46 permit or applying for a new permit.
- 47 c. An application for a permit shall be made in writing on forms furnished by the Township.

- 1 d. The application for a permit shall include the following information:
 - 2 i. The name, address, and telephone number of the person requesting the sign
 - 3 permit.
 - 4 ii. The name, address, and telephone number of the contractor installing the sign.
 - 5 iii. The location by street address where the sign is proposed to be installed.
 - 6 iv. Site plan and elevation drawings of the proposed sign, drawn to scale, including
 - 7 the location of the proposed sign on the property and/or building, the location of
 - 8 any existing signs on the property and/or building, the dimensions of the
 - 9 proposed sign, the construction materials proposed for the sign, and the method
 - 10 of lighting for the sign.
 - 11 v. An application for, and all necessary information, an electrical permit for all signs
 - 12 with electrical connections.
 - 13 vi. The signature of the owner or the owner's authorized agent.
 - 14 vii. The value of the sign being installed.
- 15 e. The replacement of only the sign face, with no other structural, electrical, or other
- 16 physical changes to the sign, shall not require a permit.
- 17

18 **Section 14.** Section 86-684 is hereby renamed Regulations for Signs in All Districts and is amended to
19 read as follows:
20

- 21 (1) Any sign not expressly permitted in a district is prohibited in such district.
- 22
- 23 (2) Signs and advertising structures shall be located on the premises to which the sign is accessory,
- 24 unless otherwise specified herein.
- 25
- 26 (3) Whenever a maximum surface display area per side of any sign or advertising structure is
- 27 specified, such surface display area shall be computed as follows:
 - 28
 - 29 a. If a sign has only one exterior face, the surface display area of that face shall not exceed
 - 30 the specified maximum.
 - 31 b. If a sign has two exterior faces, the surface display area of each face shall not exceed the
 - 32 specified maximum.
 - 33 c. If a sign has more than two exterior faces, the sum of the surface area of all the faces shall
 - 34 not exceed twice the specified maximum.
 - 35
- 36 (4) No sign or outdoor advertising structure may have moving parts or moving or flashing lights.
- 37
- 38 (5) No banners, streamers, or similar devices shall be permitted, unless otherwise specified herein.
- 39
- 40 (6) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs
- 41 shall be mounted on a roof.
- 42
- 43 (7) All signs shall be installed so as to comply with the Sight Triangle regulations found in Section 86-
- 44 474 of this Ordinance.
- 45

1 (8) Traffic Control Signs. Signs purely for traffic regulation or control within the project may be utilized
2 as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices
3 (MMUTCD). Traffic control signs not listed in the MMUTCD shall be reviewed by the Department
4 of Public Works and Engineering for a determination that the sign is warranted. All such traffic
5 control signs shall not require a permit or count against maximum permitted sign areas for a
6 project but shall be installed on private property.
7

8 (9) An additional three-square feet of surface display area shall be permitted for any freestanding
9 sign in any zoning district to accommodate the street number of the structure. The street number
10 shall be placed on the sign in accordance with Chapter 14, Article V of this Code of Ordinances.
11

12 (10) Signs shall not revolve or move in any manner.
13

14 (11) Any sign that creates a visual or safety hazard may be ordered to be removed by the Director of
15 Community Planning and Development.
16

17 (12) Directional Signs. On premises directional signs that aid traffic flow shall be permitted subject to
18 the following:

- 19 a. Located a minimum of five (5) feet from any property line.
- 20 b. Shall be located on private property. No such signs shall be permitted in the public right
21 of way.
- 22 c. No larger than three (3) square feet.
- 23 d. No taller than six (6) feet.
- 24 e. May be illuminated, subject to the standards of this Article.
- 25 f. The number and location of directional signs shall be subject to the approval of the
26 Director of Community Planning and Development.
27

28 (13) Window signs. Window signs shall be permitted subject to the following:

- 29 a. A window sign shall be installed on the inside of a window or on the exterior of a window,
30 so as not to project from the windowpane on which the sign is painted or affixed.
- 31 b. No more than 40% of the surface area of the window may be used for window signs.
- 32 c. The total amount of window signage shall not exceed 10% of the building face of which
33 the window is a part.
34

35 **Section 15.** Section 86-685, Signs in Residential Districts, is hereby amended to read as follows:
36

37 Signs proposed for the RR, RRA, RAAA, RAA, RA, RB, RX, RD, RDD, RC, RCC, RN, PRD, and MP zoning districts
38 shall be permitted in accordance with the following regulations.

39 (1) Development Entry Sign. A permanent sign may be permitted at each entrance to a residential
40 development, subject to the following regulations:

- 41 a. Located at least 10 feet back from the front property line.
- 42 b. Installed in a common area for a development or on private property. No such signs shall
43 be installed in the public right of way without express written approval of the Ingham
44 County Road Department.
- 45 c. No larger than 32 square feet in size.
- 46 d. No taller than six feet in height.

- e. One such sign is permitted at each public entry to a residential development.
- (2) Nonresidential uses. Signs for any nonresidential use in a residential district shall be permitted subject to the following regulations:
 - a. Located at least 10 feet back from any property line.
 - b. No larger than 25 square feet in size.
 - c. No taller than six feet in height.
 - d. One such sign is permitted for any use under this section.

Section 16. Section 86-686, Professional and Office districts, is hereby amended to read as follows:

Signs proposed for the Professional and Office zoning district shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
 - a. Shall be placed flat against the building.
 - b. No individual sign shall be larger than 30 square feet in surface display area.
 - c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square feet of signage, contiguous with their lease space and no closer than 12 inches to the side of the building line or leased space line.
 - d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
- (2) Freestanding signs. A permanent sign subject to the following regulations:
 - a. A freestanding sign shall be permitted in the front yard, located at least 10 feet from the front and side property lines.
 - b. The surface display area of the freestanding sign shall not exceed 32 square feet per side.
 - c. The freestanding sign shall not exceed six (6) feet in height.

Section 17. Section 86-687 is hereby renamed “C-1, C-2, C-3, and CR Commercial Districts”, and is amended to read as follows:

Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
 - a. One wall sign shall be permitted on each building façade with frontage on a public street.
 - b. In no case shall any tenant have more than one wall sign on a façade.
 - c. No wall sign shall be located on a rear facade.
 - d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
 - e. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied. Tenants shall be permitted signs on each building façade with frontage on a public street.
 - f. Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.
- (2) Freestanding signs. A permanent sign, subject to the following regulations:

- 1 a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more
2 of contiguous frontage on one street and more than one point of access on that street
3 may have one additional freestanding sign. If two freestanding signs are located on a site
4 based on this provision, a minimum of 250 feet shall separate the two signs.
- 5 b. Shall not exceed 16 feet in height.
- 6 c. Shall not exceed 38 square feet in surface display area per side.
- 7 d. Located in the front yard with the leading edge at least 10 feet back from any property
8 line.
- 9 e. Only one freestanding sign shall be permitted for multitenant buildings or shopping
10 centers except as provided in subsection (4)a of this section.
- 11 (3) Service station signs. Recognizing the changing nature of pricing and products for service stations,
12 the following additional regulations apply to signs at any service station.
 - 13 a. No signs may be placed onsite other than the permitted maximum wall and freestanding
14 signs, per the provisions of this Article.
 - 15 b. In addition to the freestanding signage allowed under the provisions of this Article, an
16 additional 6 square feet of surface display area, per side, may be permitted indicating the
17 price and grade of gasoline for sale, either as an additional wall sign or attached the
18 freestanding sign.
- 19 (4) Projecting signs. Buildings may elect to utilize projecting signs in addition to wall signs. In addition
20 to all wall sign regulations, the following additional regulations shall apply to projecting signs:
 - 21 a. Projecting signs shall be no larger than 20 square feet in surface display area per side. Any
22 projecting sign shall count against the maximum wall sign size permitted for a building
23 façade.
 - 24 b. Projecting signs must clear sidewalks by at least eight feet and project no more than four
25 feet from the building.
 - 26 c. Projecting signs may extend to the bottom of the eaves of a building.
 - 27 d. Projecting signs may be installed vertically or horizontally.
 - 28 e. No projecting sign may be displayed unless the building to which it is attached is 20 feet
29 or more in width and no projecting sign may be closer than 50 feet to any other projecting
30 sign.
- 31 (5) Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive
32 through uses, the following additional regulations apply to drive throughs:
 - 33 a. All signage for drive-through businesses shall be approved by the Planning Commission.
 - 34 b. Each drive-through accessory sign shall not exceed seven (7) feet in height.
 - 35 c. Two signs may be permitted for each drive-through lane, as follows:
 - 36 i. One sign in the stacking lane shall not exceed sixteen (16) square feet
 - 37 ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.
 - 38 d. The area of the drive-in and drive-through accessory sign is exclusive of the structures
39 framing.
 - 40 e. All drive-in and drive-through accessory signs shall be single sided.
 - 41 f. No drive-in and drive-through accessory sign may be located within the front yard.
 - 42 g. The drive-in and drive-through accessory sign may include electronic message signage.
 - 43 h. The Planning Commission may consider a modified sign area, subject to the following:
 - 44 i. Only one (1) of the drive-in and drive-through accessory signs may be increased in
45 area.
 - 46 ii. The drive-in and drive-through accessory sign is completely screened from the
47 roadway.

- 1 iii. Under no circumstances shall the drive-in and drive-through accessory sign exceed
2 forty-eight (48) square feet in area.
3

4 **Section 18.** Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to read
5 as follows:
6

7 Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted in
8 accordance with the following regulations.
9

- 10 (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
11 a. Shall be placed flat against the building.
12 b. Such sign shall not exceed 40 square feet.
13 c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage,
14 adjacent to their lease space.
15 (2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial
16 park, subject to the following regulations:
17 a. One freestanding sign shall be permitted per lot in the park.
18 b. Shall be setback 25 feet from the front property line.
19 c. The surface display area of the freestanding sign shall not exceed 32 square feet.
20 d. Maximum height of freestanding signs shall be six (6) square feet.
21 (3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one
22 permanent sign may be permitted at one entrance to a research or industrial park development,
23 subject to the following regulations:
24 a. Shall be setback a minimum of 10 feet from the front property line.
25 b. Installation shall be in a common area for the development or on private property. No
26 such signs shall be installed in the public right of way without express written approval of
27 the Ingham County Road Department.
28 c. Such signs shall not exceed 50 square feet in surface display area per side.
29 d. Such signs shall not exceed six (6) feet in height.
30

31 **Section 19.** Section 86-689 is hereby renamed “AG, Agriculture District” and is amended to read as
32 follows:
33

- 34 (1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against
35 the main building, in addition to signs permitted elsewhere in this chapter. The surface display
36 area of such sign shall not exceed 25 square feet and the sign shall not project above the cornice
37 or roof line.
38 (2) Temporary signage for farm stands shall be permitted up to six square feet. Such signs shall not
39 be located within 100 feet of an intersection of any two public streets.
40

41 **Section 20.** Section 86-690 is hereby renamed “Temporary Signs” and is amended to read as follows:
42

43 The following temporary signs shall be permitted on all parcels in the Township, in accordance with the
44 regulations herein.
45

- 46 (1) Temporary Signs. A temporary sign may be permitted subject to the following regulations:

- 1 a. All temporary signs shall be installed on private property. No such signs shall be placed in
2 the public right of way without express written authorization of the Ingham County Road
3 Department and the Charter Township of Meridian.
- 4 b. Such temporary signs shall be no larger than eight square feet in size.
- 5 c. Such temporary signs shall be no taller than four feet in height.
- 6 d. Temporary signs may not be specifically illuminated.
- 7 e. Only one such sign is permitted, except otherwise permitted in this Section.
- 8 f. All temporary signs shall be constructed of durable, all-weather materials and shall be
9 designed to remain in place and good repair so long as they remain on display.
- 10 g. For non-single-family residential properties, the maximum display time for a temporary
11 sign is thirty (30) days. After thirty (30) days, there shall be a gap of at least thirty (30)
12 days before another temporary sign is installed on the same property.
- 13 (2) Construction Projects. In an effort to keep the public informed, the following standards shall apply
14 when new construction projects commence:
 - 15 a. One temporary sign shall be permitted on any construction site that has received site plan
16 approval or has applied for building permits.
 - 17 b. Such signs shall not exceed thirty-two (32) square feet in size per side.
 - 18 c. Such signs shall not exceed eight (8) feet in height.
 - 19 d. If freestanding, the sign shall be located no closer than 10 feet back of the street right-of-
20 way line.
 - 21 e. Temporary signs approved under this section shall be permitted for a period of two (2)
22 years or until the final building on the site receives a Certificate of Occupancy, whichever
23 is shorter.
 - 24 f. On sites utilizing construction fencing, screening fabric on the construction fence may be
25 used in place of a freestanding sign. The screening fabric shall be no larger than the
26 construction fencing, shall be maintained in good condition, and shall be removed when
27 the construction fencing is removed.
- 28 (3) Land for Sale or Lease. When all or a portion of a building or land area is listed for lease or for sale,
29 the following additional standards apply:
 - 30 a. In single-family residential districts, the size of a temporary sign shall be limited to the
31 size standards of a normal temporary sign.
 - 32 b. In multi-family residential and non-residential districts, the size of a temporary sign shall
33 be no larger than 16 square feet per side or thirty-two (32) square feet total.
 - 34 c. Such temporary signs shall be no taller than six (6) feet in height.
 - 35 d. Such temporary signs shall be setback a minimum of five (5) feet from the property line.
 - 36 e. Such signs shall be removed within seven (7) days of the closing of the sale or lease of a
37 property or portion of property.
- 38 (4) Elections. Recognizing that additional expression of speech is needed and is important
39 surrounding elections, the following additional allowances apply for a period sixty (60) days
40 before any scheduled election where Township residents have at least one ballot item to vote on:
 - 41 a. There shall be no limitation on the number of temporary signs for an individual property.
 - 42 b. The total size of all signage on an individual property shall not exceed sixty-four (64)
43 square feet.
 - 44 c. All temporary signs allowed under this section shall be removed seven (7) days following
45 the scheduled election.
 - 46 d. Banners, flags, and similar installations shall be permitted as temporary signs under this
47 section, subject to the maximum square footage limitation.

1 (5) Grand Openings. To support new businesses when they open in the Township, an additional
2 temporary sign may be permitted, subject to the standards in subsection (1) above and the
3 following standards:

- 4 a. The maximum size of a temporary sign under this section may be 40 square feet.
- 5 b. A sign under this section may be installed once the Certificate of Occupancy is issued for
6 the space and must be removed 45 days later.
- 7 c. The maximum height of a sign under this section is six feet.

8
9 **Section 21.** Section 86-691, is hereby renamed “Permitted Portable Signs” and is amended to read as
10 follows:

11
12 In order to provide businesses opportunities for pedestrian-scale signage, near the entrances to their
13 businesses, while preventing sign clutter along Township thoroughfares, Portable Signs shall be permitted
14 subject to the following:

- 15 (1) One portable sign shall be permitted per tenant in the PO, C-1, C-2, C-3, and CR Districts.
- 16 (2) Portable signs shall not exceed nine (9) square feet per side or a total of eighteen (18) square feet.
- 17 (3) The maximum height of portable signs shall be four and one-half (4.5) feet.
- 18 (4) All portable signs may only be displayed during regular business hours and must be stored
19 indoors.
- 20 (5) Portable signs shall be located within five (5) feet of the primary business entrance.
- 21 (6) Buildings located directly adjacent to the public right-of-way may place a portable sign on the
22 adjacent sidewalk, with approval of the Ingham County Road Department, provided that a
23 minimum of five (5) feet of unobstructed pedestrian access is maintained. Sufficient space shall
24 also be provided to allow car doors to open when adjacent to on-street parking.
- 25 (7) No portable sign shall occupy or obstruct the use of any fire lane, required off-street parking
26 space, driveway, doorway, or handicap ramp.
- 27 (8) A-frame signs shall not be attached to a building or any structure, including, but not limited to,
28 benches, trash receptacles, bicycle racks and light poles.

29
30 **Section 22.** Section 86-692, is hereby renamed “Sign Illumination” and is amended to read as follows:

31
32 (1) General standards.

- 33 a. All permanent signs may be illuminated, except as noted herein, subject to the approval
34 of the Community Planning and Development Director.
- 35 b. The source of any illumination shall not be directly visible beyond the property lines of
36 the parcel on which the sign is installed.
- 37 c. Sign lighting may be internal or external.
- 38 d. All external lighting fixtures being used to illuminate a sign shall face downward only and
39 shall be shielded to direct light solely to the sign being illuminated.
- 40 e. No flashing or moving illumination shall be permitted.

41 (2) Illumination standards.

- 42 a. The illumination of all signs shall not exceed 0.3 footcandles above ambient light levels
43 based on a measurement taken based on the following formula: Measurement distance
44 = $\sqrt{\text{Area of the Sign in square feet} \times 100}$
- 45 b. The illumination of a sign shall be measured with the sign off and then on again, at a point
46 as close to practical as possible that is perpendicular to the sign face, at the distance
47 determined under the formula above.

1
2 **Section 23.** Section 86-693, is hereby renamed Electronic Message Signs and is amended to read as
3 follows:
4

5 Electronic Message Signs are permitted in the C-1, C-2, C-3, and PO zoning districts, subject to the
6 following regulations:

- 7 (1) Electronic message signs may be permitted by application for and granting of a Special Use Permit
8 by the Planning Commission.
- 9 (2) Sign Area. An electronic message sign shall not exceed 25% of the permissible ground sign area.
- 10 (3) Dimming Capabilities. All permitted EMCs shall be equipped with a sensor or other device that
11 automatically determines the ambient illumination and programmed to automatically dim
12 according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle
13 measurements.
- 14 (4) Message Display Requirements.
 - 15 a. The message on an electronic message sign shall not change more than once per 24-hour
16 period.
 - 17 b. When changing messages, the transition shall appear instantaneous, with no transition
18 effects permitted.
 - 19 c. No electronic message sign shall have any flashing, scrolling, traveling, or otherwise
20 moving text or resemble or simulate any warning or danger signal or traffic control device.
- 21 (5) There shall be no audio message, audible sound, or video permitted with any sign permitted under
22 this chapter.
23

24 **Section 24.** Section 86-694, Outdoor Advertising Structures, is hereby amended to read as follows:
25

26 Outdoor advertising structures shall be permitted in accordance with the following limitations:
27

- 28 (1) Location. Outdoor advertising structures shall be located only in the I, Industrial, Zoning District.
29 Further, such structures shall only be located on properties with direct frontage on a principal
30 arterial street, as identified in § 86-367.
- 31 (2) Setbacks. Such structures shall be located in accordance with the setback requirements set forth
32 in § 86-367. No such structure shall be located closer than 660 feet to the right-of-way of a limited
33 access highway.
- 34 (3) Illumination. Outdoor advertising structures in may be illuminated, in accordance with the
35 standards found in Section 86-692.
- 36 (4) Maintenance. Outdoor advertising structures shall be adequately maintained. Such maintenance
37 shall include proper alignment of structure, continued readability of message, and preservation
38 of structure with paint or other surface finishing material. If an outdoor advertising structure is
39 not maintained, written notice of any disrepair shall be issued by the Chief Building Inspector to
40 the owner of such structure. If the disrepair is not corrected within 30 days, such structure shall
41 be removed at the owner's expense.
- 42 (5) Size. No outdoor advertising structure shall exceed 300 square feet in surface display area per
43 side.
- 44 (6) Required spacing. No outdoor advertising structure shall be located within a distance of 300 feet
45 of any other outdoor advertising structure, such distance to be measured along a line parallel to
46 the right-of-way of the highway upon which the outdoor advertising structure fronts.
47

1 **Section 25.** Section 86-695, is hereby renamed Murals and is amended to read as follows:
2

3 Murals are permitted on any commercial property, subject to the following regulations:
4

- 5 (1) One exterior wall surface of a commercial building may be covered up to 100% by a mural.
- 6 (2) No other signage shall be permitted on the wall where a mural has been painted.
- 7 (3) Illumination is permitted in accordance with the provisions of Chapter **38**, Article **VII** of the Code
8 of Ordinances, Outdoor Lighting.
- 9 (4) A mural shall be kept in good condition and shall be well maintained. In the case of a mural being
10 in disrepair, the mural must either be removed from the wall of the building or repaired within 60
11 days of written notice from the Township.
- 12 (5) A public safety hazard shall not be created with the installation of a mural.
- 13 (6) Murals are still subject to normal permitting requirements, as outlined in this Article.

14
15 **Section 26.** Section 86-697, is hereby created and titled Construction Project Waivers, to read as
16 follows:
17

18 In order to provide adequate visibility and signage to businesses during major construction projects, the
19 Meridian Township Board of Trustees shall have the ability to waive the temporary sign provisions during
20 major construction projects, upon recommendation of the Director of Community Planning and
21 Development. Any waiver under this section shall detail the time period, the maximum dimensions of
22 temporary signs, location(s) for temporary signs, and any other relevant ordinance alteration permitted
23 under the waiver.
24

25 **Section 27.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity
26 of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
27 of the remainder of the Ordinance.
28

29 **Section 28.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby
30 repealed only to the extent necessary to give this Ordinance full force and effect.
31

32 **Section 29.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that
33 were incurred, and proceedings that were begun, before its effective date.
34

35 **Section 30.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon
36 such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
37 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.
38

39 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX,
40 2022.
41
42
43

44 _____
45 Patricia Herring Jackson, Township Supervisor
46
47 _____

