



**PLYMOUTH PLANNING COMMISSION
STUDY SESSION AGENDA**
PLYMOUTH CITY HALL - CITY COMMISSION CHAMBERS

March 13, 2019 – 7:00 – 9:00 P.M.

201 S. Main St. Plymouth, MI 48170 734-453-1234 ext. 232 www.ci.plymouth.mi.us

- 1) Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call
- 2) 2019 Planning Commission Goals Discussion
- 3) Sign Ordinance Review- Definitions, Intent, Permitted and Non-Permitted Signs
- 4) Adjournment

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.



Carlisle | Wortman
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MEMORANDUM

TO: City of Plymouth Planning Commission
FROM: Sally M. Elmiger, AICP, LEED AP
DATE: February 26, 2019
RE: Sign Regulations – Draft Re-Write of Permitted and Non-Permitted Signs

We have revised the Definitions and Intent sections of the new Sign Ordinance per the Planning Commission's comments at the last meeting. Amongst various text refinements, we:

- Changed any text that said "painted on" to "applied to"
- Added a definition of "Festoon Sign"
- Included "electronic" and "digital" into the definition of "Flashing Sign"
- Removed "...at an angle of 90 degrees" from the definition of "Projecting Sign"

Per our proposed schedule, we are also providing the next two sections of the revised ordinance, which include the list of permitted signs and list of non-permitted signs. Note that list of "permitted signs" is limited by additional language further in the ordinance. For example, a "Hanging Sign" is only permitted in the B-1, B-2 and MU zoning districts. The list of "Non-Permitted Signs" are not allowed in any zoning district.

One topic the Planning Commission may want to discuss is whether Portable A-Frame signs are a desirable type of sign. We will discuss their proposed location in a future meeting.

As in our previous draft, we have not included the "Track Changes" version of this language, as it would be too confusing to follow. Therefore, please consider this entirely new language.

I look forward to discussing this with you at the upcoming Planning Commission meeting.

CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Sign Ordinance Rewrite

City of Plymouth

Section 78-21. Definitions

[Add the following text from ARTICLE XIX SIGNS to this section.]

Sign means the use of a device to display any word, numeral, figure, device, letter, symbol, insignia, illustration, design, trademark, or combination of these, applied on or otherwise affixed to a building, wall, board, plate or any other structure by which information is made known to the general public and is visible from off the site or lot. The following are not considered to meet this definition of a sign:

1. Flags and insignia of any government;
2. Legal notices, identification information, or directional signs erected or permitted by governmental bodies or agencies.
3. Decorative holiday displays.
4. Building or unit addresses.
5. Religious symbols or paintings which do not display lettering and do not advertise a business, product or service.

For purposes of this ordinance, sign shall also include the following terms:

Sign, abandoned means a sign which, for ninety (90) consecutive days, fails to direct a person to or advertises a bona fide business, tenant, owner, product or activity conducted, or product available on the premises where such sign is displayed.

Sign, accessory means a sign which pertains to the principal use of the premises.

Sign area per business site means the allowable signage allocated to a building with one or more tenants who each have a separate means of ingress and egress. Multi-tenant buildings with a shared means of ingress and egress shall be considered one business site.

Sign, awning means a sign which is applied to or attached flat against the surface of an awning or canopy.

Sign, banner means a sign of lightweight fabric or similar material, but not including paper or cardboard, which can be easily folded or rolled.

Sign, bench means an advertising sign placed upon a bench or other seating structure.

Sign, changeable copy means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the structural integrity of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance.

Sign, channel letter means Individual channel letters that are mounted on a building so that the face of the letters are parallel to the building wall.

Sign, directional means a sign which indicates the route or location of facilities, services, or activities which are of public interest, and signs denoting the direction of vehicular traffic.

Sign, festoon means banners, pennants, incandescent light bulbs, or other such temporary features which are hung or strung overhead and which are not an integral, physical part of the building or structure they are intended to serve.

Sign, flashing, animated or moving means a sign that has intermittently reflecting lights, or signs which have movement of any illumination such as intermittent, flashing, scintillating, or varying intensity, or a sign that has any visible portions in motion, either constantly or at intervals, whether caused by artificial or natural sources. This would include, but not be limited to, electronic or digital displays.

Sign, freestanding means a sign which is attached to or part of a completely self-supporting structure. The supporting structure shall be placed on or below the ground surface and not attached to any building or any other structure, whether portable or stationary. Temporary freestanding signs are not included in this definition.

Sign, hanging means a sign for pedestrian traffic that is not supported by any means from the ground or sidewalk and which is fastened to or suspended from a structure.

Sign, identification nameplate means a sign stating the name and/or address of a person or firm.

Sign, inflatable means a sign, figure or object that is either expanded to its full dimensions or supported by gases or liquids contained within the sign, figure or object, or part, at a pressure greater than atmospheric pressure.

Sign, marquee means a display sign attached to or hung from a roof like structure projecting over an entrance and supported by a building, but not including awning signs.

Sign, menu board or order board means a sign which serves patrons using a drive-thru facility.

Sign, neon means a sign consisting of glass tubing, filled with neon or another gas, which glows when electric current is sent through it.

Sign, nonconforming means any sign which was lawfully erected and maintained prior to the effective date of this ordinance and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this chapter. Signs for which the zoning board of appeals has granted a variance are exempt and shall not be defined as nonconforming.

Sign, non-accessory means a sign which is not pertaining to the principal use of the premises.

Sign, off-premise means a sign which is unrelated to the use conducted on the zoning lot where the sign is located.

Sign, permanent means any sign that is constructed or intended for long term use and is permanently affixed to its location

Sign, pole means a sign mounted on a freestanding pole(s) or other support(s) with a clear space of eight (8) feet or more between the bottom of the sign face and the grade below.

Sign, portable means a freestanding sign not permanently anchored or secured to either a building or the ground, such as, but not limited to trailers, "A" frame, "T" shaped sign, and wire frame structures.

Sign, projecting means a sign that is attached to and which projects from the building wall.

Sign, roof means a sign which is erected, constructed, and maintained wholly upon or over the roof of any building, with its principal support on the roof structure. For purposes of this section, any architectural element which is used on the wall of a structure to give the appearance of a roof line similar to a mansard, gambrel or other roof type, shall be considered a roof. A vertical plane or fascia which is attached to and located below the angled plant of a slope roof and which is less than six (6) inches in height shall be considered part of a roof.

Sign, temporary means any sign, regardless of size and materials that is not permanently fastened to the ground or any structure.

Sign, vehicle business means a sign applied or attached to a vehicle which is parked or placed upon premises primarily for purposes of advertising the business or product for sale on the premises. Commercially licensed vehicles which are generally used daily off-site are not included in this definition.

Sign, wall means a sign which is applied or attached directly to the building wall. Hanging and projecting signs are considered wall signs. Included in the definition of wall signs are signs mounted above the eave line, but not extending above the roof peak and signs mounted flat against the building fascia, provided the sign does not protrude beyond any boundary of the fascia.

Sign, window means a temporary or permanent sign applied or otherwise attached to the interior window surface, or any sign hung so that its primary purpose is to be observed from outside the building.

[Modify ARTICLE XIX SIGNS as follows. NOTE THAT THIS SECTION HAS BEEN COMPLETELY RE-WRITTEN; HOWEVER, MOST OF THE NUMBER AND DIMENSIONAL REQUIREMENTS REMAIN THE SAME]

Sec. 78-220. - Intent.

The intent of this article is to regulate the location, size, materials, construction, manner of display, maintenance, and removal of signs, except those expressly exempted from regulation by this ordinance. This ordinance has the following objectives:

- (a) Minimize any potential harmful effects on the public health, safety and welfare by ensuring that signs are structurally sound and adequately maintained, minimizing the potential for unsafe traffic conditions due to signage that unreasonably distracts drivers or emulates official traffic signs, keeping signage out of pedestrian and vehicle travelways, and minimizing glare or vision impairment from sign lighting.
- (b) Protect the constitutionally guaranteed right of free speech.
- (c) Recognize the legitimate needs of business, industry and other activities, through appropriate guidelines, in attaining their identification and informational objectives and promote economic development in the city.
- (d) Preserve the aesthetic quality of roadways and zoning districts by:
 - (1) Preventing visual clutter and blight.
 - (2) Protecting views.
 - (3) Preventing proliferation of signs.
 - (4) Avoiding glare, light trespass, and skyglow through the appropriate selection of light fixtures, light location and direction.
- (e) Preserve the character of unique districts by establishing time, place, and manner regulations that reflect the unique qualities of the area, including, but not limited to, historical, aesthetic, natural, and cultural characteristics.

Sec. 78-222. - Signs permitted.

The following signs are permitted, subject to compliance with the requirements in this article:

- (a) Awning sign;
- (b) Manual changeable copy sign;
- (c) Directional sign;
- (d) Freestanding sign;
- (e) Hanging sign;
- (f) Marquee sign;
- (g) Menu board or order board sign;
- (h) Portable A-Frame sign;
- (i) Projecting sign
- (j) Temporary sign;
- (k) Wall sign;
- (l) Window sign, permanent.

Sec. 78-223. - Signs not permitted.

Any type of sign not expressly permitted in section 78-222 is not allowed in any district, such as, but not limited to, the following.

- (a) Abandoned sign;
- (b) Festoons, banners, pennants, spinners and streamers and other types of temporary features which are hung or strung overhead and which are not an integral, physical part of the building or structure, except as provided in the Ann Arbor Road Corridor (ARC) District, Sec. 78-169;
- (c) Flashing, animated or moving signs which incorporate in any manner any flashing or intermittent lights, or have any visible revolving mechanical movement of any description or other apparent visible movement achieved by any means, except those actions associated with the display of the current time or temperature;
- (d) Electronic or digital changeable copy signs, except to display the current time or temperature;
- (e) Inflatable sign;

- (f) String lighting used for commercial purposes, other than temporary holiday decorations;
- (g) Non-accessory sign;
- (h) Non-conforming sign;
- (i) Off-premise sign;
- (j) Pole sign;
- (k) Portable sign, except portable A-Frame signs in all districts except for the Ann Arbor Road Corridor (ARC) District, Sec. 78-169;
- (l) Roof sign;
- (m) Vehicle business sign;
- (n) Any device erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such a manner as to interfere with, mislead or confuse vehicular traffic.;
- (o) Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit;
- (p) Any sign that, as determined by the Building Official, is deemed unsafe, constitutes a hazard, is structurally unsound or not in good repair;
- (q) Any sign unlawfully installed, erected or maintained.