



City of Plymouth
Planning Commission Meeting Minutes
Wednesday, July 10, 2019 - 7:00 P.M.
City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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1. ROLL CALL

Vice-Chair Kehoe called the meeting to order at 7:01 P.M.
The Board said the Pledge of Allegiance.

PRESENT: Joseph Hawthorne, Tim Joy, Jennifer Kehoe, Adam Offerman, and Hollie Saraswat,
ABSENT: Shannon Adams, Chuck Myslinski, Scott Silvers, and Karen Sisolak.
Also present was John Buzuvis, Community Development Director, Sally Elmiger, Planning Consultant, and Nick Moroz, City Commission Liaison.

2. CITIZEN COMMENTS

No comments from the audience.

3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Offerman, made a motion to approve the study session meeting minutes from June 12, 2019.

MOTION CARRIED UNANIMOUSLY

b) Comm. Offerman, supported by Comm. Joy, made a motion to approve the regular meeting minutes from June 12, 2019.

MOTION CARRIED UNANIMOUSLY

4. APPROVAL OF AGENDA

Comm. Joy, supported by Comm. Offerman, made a motion to move agenda item number 6 before number 7, and approve the agenda as amended

MOTION CARRIED UNANIMOUSLY

5. COMMISSIONER COMMENTS

Comm. Joy announced he will be a grandpa again and everyone congratulated him.

6. OLD BUSINESS

a) Sign Ordinance Review: Revisions and Section 78-227. Temporary Signs.

Ms. Elmiger went over her draft review and explained the following revisions as requested from the June meeting:

1. Adding the term "vertical" to all text discussing "Permanent Signs" that regulates sign height from the sidewalk or alley pavement.
2. Adding "metal cables" as an acceptable way in which to hang Permanent Signs.
3. Changing the maximum dimension for a wall sign from 16-inches to 12-inches (channel letter signs).

4. Adding the zoning districts where various types of signs are permitted to the zoning/sign matrix. In reading through the language, Ms. Elmiger noticed that the specific zoning districts were not listed for each type of Permanent Sign. She identified the appropriate district for each type of sign (as identified in the current ordinance language).

Board Discussion

The board members had discussion and suggested clarifications and amendments to the presented proposed language and specifically discussed the following items:

- Temporary signs- changing the setback location of 10 feet to 1 foot inside of the property line.
- Table X Temporary Signs- adding a maximum number of signs allowed, 5 maximum.
- Residential & multi-family residential, wall & freestanding-one sign per each ten lineal feet of frontage; not exceeding a maximum of 5 signs.
- Single-family residential free standing & wall - 18 square feet, max height of 4 feet & not to exceed 5 signs.
- Multi-family - 32 sq. ft. of sign area with a total of 5 signs per parcel.
- Non- Residential - 5 total signs per parcel.
- Table X to be removed.
- Temporary Signage during election cycles as defined - 2 signs per each lineal feet of frontage not to exceed 10 total signs.
- Temporary signs- Maximum display time of 60 days
- Residential and commercial sign heights to be looked at.
- Electronic Changeable Copy signs - current ordinance allows the sign to change 8 times a day, existing businesses with these types of signs will be grandfathered in once the new ordinance is in place.

Citizen Comments

Vicki Nicol, 337 Joy, was appreciative that the size and number of signs was addressed. Ms. Nicol stated she preferred the 24 x 18-inch size of signs in residential. She felt that using the calculation one sign per each 10-lineal foot of frontage would amount to too many signs on a small lot. Ms. Nicol stated the political season is not short, it goes on forever.

Nick Moroz, 240 Burroughs, City Commission Liaison, spoke about political signage. He stated he had 12 signs last term, & it was not a presidential election. If you wanted a sign for each, president, senator, congressperson, Governor, Secretary of State, AG, state senator, state rep, etc. you could have up to 20 signs. Mr. Moroz indicated he would return to the Planning Commission with feedback from the City Commission. Comm Moroz also asked the commissioners for the reasons behind the decisions of the number of signs allowed and Ms. Elmiger suggested placing the allowed amounts and sizes of signs on lots of different widths to visually see the impact, for the viewing of both boards.

Comm. Joy asked about enforceability and Ms. Elmiger directed him to a section of the Ordinance under penalties, which applies to the entire zoning ordinance.

Ms. Elmiger, read from the section of the Ordinance on violations: Sec. 78-382. - Violations and penalties.

Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine of not more than \$500.00 and the cost of prosecution or, in default of the payment thereof, by imprisonment for a period not to exceed 90 days, or by both such fine and imprisonment at the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this chapter.

7. NEW BUSINESS

SP 19-02: 110 W. Ann Arbor Road, Zoned AARC, Ann Arbor Road Corridor, AARC Sign Review

The applicant was not present.

A motion was made by Comm. Joy, supported by Comm. Offerman, to postpone SP19-02, 110 W. Ann Arbor Road, AARC Sign Review to the August Planning Commission meeting.

MOTION CARRIED UNANIMOUSLY.

8. REPORTS AND CORRESPONDENCE

None.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Saraswat, supported by Comm. Hawthorne to adjourn the meeting at 8:55 PM.

MOTION APPROVED UNANIMOUSLY