NORTHFIELD TOWNSHIP PLANNING COMMISSION NOTICE OF REGULAR MEETING Sept 20, 2017 at 7:00 p.m.

Second Floor, Public Safety Building 8350 Main Street, Whitmore Lake, MI 48189

AGENDA

- 1. **CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE
- 3. **ROLL CALL**
- 4. **ADOPTION OF AGENDA**
- 5. **CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION
- 7. CORRESPONDENCE
- 8. **PUBLIC HEARINGS**
- 9. REPORTS OF COMMITTEES
 - A. Board of Trustees
 - B. ZBA
 - C. Staff
 - **D. Planning Consultant**
 - E. Parks and Recreation
 - F. Downtown Planning Group
- 10. UNFINISHED BUSINESS:
 - A. Further Discussion Proposed Zoning Ordinance Amendments Signs
- 11. NEW BUSINESS:
 - A. Case #JPC170003 Recommend to approve, approve with conditions, or deny the request of Hatfield Holdings, 8475 Main Street, Whitmore Lake, MI 48189. The existing first floor is 1.979 square feet with a proposed addition of 217 square feet and the existing second floor is 441 square feet with a proposed addition of 174 square feet. Parcel number B-02-08-250-017 and is zoned GC-General Commercial.
- 12. APPROVAL OF PRECEDING MINUTES: Sept 6, 2017 Regular Meeting
- 13. FINAL CALL TO THE PUBLIC
- 14. COMMENTS FROM THE COMMISSIONERS
- **15. ANNOUNCEMENT:** Next Regular Meeting October 4, 2017
- 16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance. Telephone: (734) 449-5000

ARTICLE XXVI. - SIGN REGULATIONS[9]

Footnotes:

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State Law reference— Highway advertising act of 1972, MCL 252.301 et seq.

Sec. 36-788. - Purpose.

The purpose of this article is to provide regulations for signs in a manner that will minimize their negative effects while allowing for creative and effective communication of information. These regulations are intended to balance the public and private interests, with the goal of promoting a safe, well-maintained, vibrant, and attractive community while accommodating the need for signs to inform, direct, identify, advertise, advocate, promote, endorse, and otherwise communicate information. It is a basic tenet of this article that unrestricted signage does not benefit the community. The objectives of this Article are;

- (a) Public Safety. To promote free flow of motorized and non-motorized traffic and protect motorists, passengers, and pedestrians from injury and property damage caused by, or which may be fully or partially attributable to, visual clutter that confuses or misleads traffic, obstructs vision and is potentially harmful to property values, businesses, and community appearance, and to protect public safety by prohibiting or removing signs that are structurally unsafe or poorly maintained.
- (b) Free Speech. To ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication.
- (c) Community Aesthetics. To preserve the appearance of the township by preventing the placement of oversized signs that are out of scale with surrounding buildings and structures, or the placement of signs with materials or illumination that detracts from the character of the surrounding area, so as to protect the character of neighborhoods in the Township, and to protect the public welfare.
- (d) **Effective Communication.** To encourage the appropriate design, scale, and placement of signs in a manner that communicates effectively to the intended reader.
- (e) **Economic Development.** To allow for adequate and effective signage for businesses to inform, identify, and communicate effectively.
- (f) Ease of Administration. To have standards and administrative review procedures that are simple for property owners, tenants, and sign installers to understand and follow, and are easily enforceable by Township staff.
- (g) Reduce Blight. To reduce blight caused by poorly maintained signs and the proliferation of signs beyond what is permitted in this article.

(Ord. of 7-22-2013, § 62.01; Ord. of 6-4-2014, § 62.01)

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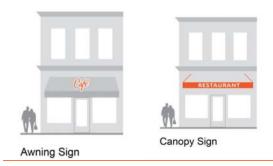
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(b) The principal features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification or for advertising a use conducted therein or thereon shall be deemed to be accessory and incidental to such land. building, or use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays in their demand for public attention. It is further intended that all signs within one complex or center be coordinated with the architecture in such a manner that the overall appearance is harmonious in color, form, and proportion. ¶ (c) . It is also intended by this article that all temporary signs erected for directional purposes, for public information or to call attention to special events shall be confined to those that are of general public interest and that such signs shall be limited to the giving of information. ¶

Sec. 36-789. - Definitions.

- (a) Sign Definitions, Sign Types. The following definitions apply to types of signs based on the characteristics of the sign without respect to the content of the message:
 - (1) Animated Sign. A sign that has any visible moving part either constantly or at intervals; flashing, scintillating, intermittent, or osculating lights; visible mechanical movement of any description; or other apparent visible movement achieved by any means that move, change, flash, osculate or visibly alters in appearance to depict action, create an image of a living creature or person, or create a special effect or scene. An "Animated Sign" does not include an "Electronic Message Sign" as defined in this chapter.
 - (2) Awning Sign or Canopy Sign. A sign that is painted on or attached to an awning or canopy.



(3) Banner Sign. A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached flat either to a wall or temporarily to a permanent sign face.



- Banner Sign
- (4) Billboard. See Outdoor Advertising Sign.
- (5) Building-Mounted Sign. Display sign that is painted on, adjacent to or attached to a building wall, door, and window or related architectural feature including building directories, canopy signs, projecting signs or marquee signs, wall signs, and window signs.
- (6) Changeable Copy Sign. A permanent sign or portion thereof on which the copy or symbols change, either automatically through electrical or electronic means, or manually through the placement of copy and symbols on a panel mounted in or on a track system.

- (7) Electronic Message Sign (EMS). An electrically activated changeable copy sign whose variable message capability can be electronically programmed.
- (8) Festoon. A string of ribbons, pennants, spinners, streamers, tinsel, small flags, pinwheels, or lights, typically strung overhead and/or in loops.
- (9) Flag. A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached to a permanent conforming pole or attached flat to a wall.
- (10) Freestanding Sign. Any sign that is affixed to the ground surface and supported by one or more uprights, poles, pylons, monuments, or braces placed in the ground and independent of any building or other structure. Signs on water towers or other elevated tanks should be considered as free standing signs.
 - (a) Freestanding Sign, Ground Sign or Monument Sign. A freestanding sign supported by structures, columns, braces, or other supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. A Ground Sign or Monument Sign must have a solid supporting base equal to or greater than the width of the sign face constructed of a decorative and durable material, and shall have no separations between the sign face and the base.



Monument Sign

(b) Freestanding Sign, Pole Sign. A type of freestanding sign that is elevated above the ground on poles or braces.



(11) Incidental Sign. A small sign, usually 2 square feet or less, designed and located to be read only by people within the site and generally not visible or legible from the right-of-way or adjacent properties. Examples of incidental signs include, but are not limited to, credit card signs, signs indicating hours of business, no smoking signs, signs used to designate bathrooms, handicapped signs, traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, and other signs providing information to be read at close proximity. The Zoning Administrator shall determine whether a sign is an Incidental Sign, based on the visibility of the sign from the lot line and right-of-way and/or the number of signs in close proximity of each other, and the Zoning Administrator may deny a Incidental Sign if it is a sign that is regulated by another standard in this Article.

- (12) Interior Sign. A sign placed within a building, but not including a window sign as defined by this Ordinance, that is not visible from any public street, sidewalk, alley, park or public property.
- (13) Mural. Any noncommercial image or design that is painted or otherwise attached flat to a wall that is primarily artwork and does not function like a sign. For purposes of this Ordinance, a mural shall not be considered a sign. The Building Official or Zoning Administrator shall as necessary make a determination as to whether a design is a mural or a sign.
- (14) Outdoor Advertising Sign. A sign intended to advertise a use located on other premises and which is intended primarily for advertising purposes. Such sign, by virtue of its size and scale, would constitute the principal use of the premises on which the sign is located.
- (15) **People Sign.** A portable sign held by a person and displayed for the purposes of expressing a message.
- (16) Projecting Sign. A display sign attached to or hung from a structure projecting from and supported by the building and extending beyond the building wall, building line or street right-of-way line. A "Projecting Sign" is differentiated from a "Wall Sign" based on the distance the sign projects from the surface of the building.



(17) Roof Sign. A display sign that is erected, constructed and maintained on or above the roof of the building, or that extends above the roofline.



- (18) Street Furniture Sign. A sign applied to or affixed to the seat or back of a bench, lamp post, garbage can, tree, utility pole, or other public street furniture.
- (19) **Temporary Sign.** A sign, with or without a structural frame, intended for a limited period of display.

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Commented [PL1]: Is the Township Attorney comfortable with this language?

- (a) Temporary Sign, Air-Activated Sign. A Temporary Sign that is an air inflated object, which may be of various shapes, is made of flexible fabric, rests on the ground or structure and is equipped with a portable blower motor that provides a constant flow of air into the device. Air-activated signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.
- (b) Temporary Sign, Balloon Sign. A Temporary Sign that is an air inflated object, which, unlike air-activated signs, retains its shape. A balloon sign is made of flexible fabric, rests on the ground or structure, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached, or held in place by a cord, rope, cable, or similar method.
- (c) Temporary Sign, Portable Sidewalk, Sandwich Board, or A-Frame Sign. A sign that is not permanent, not affixed to a building or structure, or permanently attached to the ground. Such sign is usually placed along the sidewalk or road frontage of a business and is capable of being moved within the zoning lot on which it is located or from one zoning lot to another. Often referred to as "sidewalk signs," sandwich board signs include, but are not limited to, so called "A" frame, "T" shaped, or inverted "T" shaped stands.
- (d) **Temporary Sign, Support Pole Sign.** A Temporary Sign that is attached as an appendage to a sign, sign support, light pole, utility pole, or any part of a pole or support.
- (e) **Temporary Sign, Yard Sign.** A portable temporary sign or sign board that is freestanding and temporarily anchored or secured to the ground.
- (20) Vehicle Sign. Any sign on a vehicle, trailer, truck, and similar vehicle used for transport, where the primary purpose of the vehicle is for transportation as part of the normal course of business.
- (21) Wall Sign. Any sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and displays only one sign surface. A wall sign shall not project from the surface of the building wall more than 12 inches.



Wall Sign

(22) Window Sign. A sign affixed to a window or so as to be observable from the exterior of the window to which such sign is located or affixed, including signs located inside a building but visible from the outside of the building.



(b) Sign Definitions, General.

- (1) Abandoned Sign. A sign or supporting structure that is no longer regularly maintained or a sign located on a lot with a vacant building. Whether a sign has been abandoned shall be determined by the intent of the sign owner and shall be governed by the applicable Case Law and Statutory Law on abandoned structures.
- (2) Alteration. Any change in copy, color, size, or shape, which changes appearance of a sign, or a change in position, location, construction, or supporting structure of a sign, except that a non-structural copy change on a sign is not an alteration.
- (3) Awning. A fireproof space frame structure with translucent flexible reinforced vinyl or canvas covering designed in awning form, and extending outward from the building wall.
- (4) **Building Frontage.** The length of the front (entry) portion of a building occupied by a single tenant, often facing a street fronting to the premises on which the tenants is located.
- (5) Canopy. A multi-sided overhead structure used as a common building architectural feature.
 - (a) Canopy, Attached. A multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points.
 - (b) Canopy, Freestanding. A multi-sided overhead structure supported by columns, but not enclosed by a wall.
- (6) Clearance. The vertical distance between the surface grade beneath the sign and the lowest point of the sign, including framework and embellishments.
- (7) Damaged Sign. A sign or supporting structure that is torn, defaced, dented, smashed, broken, vandalized, or destroyed.
- (8) Decorative Display. A decorative display designed for the entertainment or cultural enrichment of the public and intended to serve as a cosmetic adornment rather than to convey a message. A decorative display shall not be considered a sign and shall be temporary in nature.
- (9) Directional Sign. A sign that controls or directs traffic, pedestrian, or parking movements.
- (10) Grade, Sign. The average elevation of an area within a horizonal radius, equal to the height of the sign, extending around sign base.

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- (11) **Height, Sign.** The vertical distance measured from the sign grade at the center point of the sign location to the highest point of the sign.
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- (a) **Height, Maximum.** Shall be measured from sign grade to the highest edge of the sign surface or its projecting structure.
- (b) **Height, Minimum.** Shall be measured from sign grade to the lowest edge of the sign surface or its projecting structure.
- (12) Illegal Sign. A sign for which no valid permit was issued by the Township at the time such sign was erected, or a sign that is not in compliance with the current zoning chapter and does not meet the definition of a nonconforming sign.
- (13) Noncombustible Material. Any material that will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
- (14) Nonconforming Sign. A sign that was lawful at the time of its construction but which is not in compliance with current ordinance provisions for signs.
- (15) Owner. A person, firm, partnership, association, company, or corporation and/or its legal heirs, successors, and assigns.
- (16) Sign. Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark, or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation of any person, firm, organization, place, commodity, service, business, profession, or industry which is located upon any land attached on or attached to any building, in such manner as to attract attention from outside the premises.
- (17) Sign Area. The entire area within a circle, triangle, rectangle, oval, or other geometric shape enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or element forming an integral part of the display or used to differentiate the sign form the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed, as long as those supports do not contain signs. An awning shall not be deemed to be a sign frame.
- (18) Sign Copy. The words and images constituting the message of a sign.
 - (a) Sign Copy, Animated Copy. Any type of sign copy that flashes, moves, revolves, cycles or is otherwise altered or changed by mechanical or electrical means.
 - (b) Sign Copy, Changeable. Moveable letters or other forms of sign copy, not including animated copy that can be altered by natural, mechanical or electrical means without replacing the sign copy area.
- (19) Sign, Non-Commercial. Any sign consisting only of non-commercial content.
- (20) Sign, On-Premise Commercial. A sign that contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered for sale upon the premises where the sign is located. Examples of on premise commercial signs include, but are by no means limited to, signs advertising a permitted on-site commercial use and signs of a contractor or other commercial entity affiliated with an on-site project under development.

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with this language?

- (21) Sign, Off-Premise Commercial. A sign that contains a message related to a business or profession conducted or to a commodity, service, or activity sold or offered for sale off the premises of where the sign is located.
- (22) Unsafe Sign. A sign that is not properly secured; is in danger of falling or has otherwise been found to be in a condition that is hazardous to the public health, safety or welfare by the Building Official or Code Enforcement Officer.

Sec. 36-790. - General sign regulations.

The following general sign regulations apply to all zoning districts within the township:

- (1) Traffic control. No sign shall be erected or replaced at any location where, by reason of position, size, shape, color, or illumination, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal, or device so as to interfere with, mislead, or confuse traffic.
- (2) Sign character and setbacks. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area. All ground signs shall maintain a minimum setback of 15 feet from all road rights-of-way and shall be located no closer than 15 feet from the edge of the principal entrance driveway and all property lines.
- (3) Permit required. Unless exempt under the provisions of this article, a permit for any sign, whether freestanding or mounted on or applied to a building, including signs painted on building walls or other structures, or for any change in copy, shall be obtained from the township zoning administrator before such sign may be erected, replaced, or relocated.
- (4) Sign height.
 - a. No freestanding sign shall exceed a height of 15 feet above the sign grade.
 - b. Computation of height. The height of a sign shall be computed as the distance from the base of the sign at the center of the sign grade to the top of the highest attached component of the sign.
 - c. In cases where the <u>sign</u> grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the <u>sign</u> grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.
- (5) Material. All signs must be constructed or coated with noncombustible material, or approved by the Township Fire Chief.
- (6) Maintenance. All portions of signs and sign structures shall undergo maintenance as needed to keep them in good repair and working order.
- (7) Illumination. The following regulations shall apply to all signs.
 - a. The light from any illuminated sign or from any light source, including the interior of a building, shall be so shaded, shielded, or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect onto or into residential structures.

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- 1. Existing grade prior to construction; or ¶
- 2. The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

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- b. No sign shall have blinding, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing. Illumination for electronic message signs (EMS) shall be regulated pursuant to section 36-797(6). Illumination for LED billboards shall be regulated pursuant to section 36-796(6). Nothing contained in this article shall, however, be construed as preventing the use of lighting as a decorative display.
- c. No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property.

(Ord. of 7-22-2013, § 62.02; Ord. of 6-4-2014, § 62.02)

Sec. 36-791. - Substitution.

Notwithstanding anything stated herein to the contrary, noncommercial copy may be substituted for commercial copy on any lawful sign structure, and any sign permitted by the regulations in this article may contain a noncommercial message.

Commented [PL4]: Reword or simplify? This language appears to be clear.

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Sec. 36-790. - Signs permitted in all zoning districts. ¶
Subject to the other conditions of this chapter, the following signs shall be permitted anywhere within the township: ¶

- (1) One sign shall be permitted for all building contractors, one for all professional design firms and one for all lending institutions on sites under construction, each sign not to exceed six square feet overall, with not more than a total of three such signs permitted on one site. The above signs may be combined into a single sign not to exceed 32 square feet in area. The sign shall be confined to the site of the construction, construction shed, or construction trailer and shall be removed within 14 days of the issuance of a certificate of occupancy. ¶
- (2) . One temporary real estate "for sale" sign located on the property and not exceeding six square feet in area shall be permitted for each lot. If the lot or parcel has multiple frontages, one additional sign not exceeding six square feet in area shall be permitted on the property on each street frontage. Under no circumstances shall more than two such signs be permitted on a lot. Such signs shall be removed within seven days following the sale. ¶
- (3) . Street banners advertising a public entertainment or event, if such banners are approved by the township board and in locations designated by the township board, may be displayed 14 days prior to and seven days after the public entertainment or event. ¶
- (4) . Name, directional and informational signs and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted on private property and set back in accordance with these standards. Each sign shall not be more than three square feet in area. The top of such sign shall not exceed eight feet above grade. In the event that more than one sign is to be placed at one location, all civic organizations and service clubs signs must be consolidated and confined within a single frame, and all signs for places of worship shall be consolidated and confined within a single frame which may be separate from that for civic organizations and service clubs. ¶

(Ord. of 7-22-2013, § 62.03; Ord. of 6-4-2014, § 62.03)

Commented [PL5]: Reword or simplify – this reads as a standard substitution clause – Should the Attorney review?

Sec. 36-792. - Signs permitted in recreation-conservation and agricultural districts.

Signs permitted in the AR and RC zoning districts include the following:

	AR and RC Districts (Single-	AR and RC Districts (Residential Developments
	Family Lots) [e.g., subdivisions, site condominiums] and No	
		Residential Uses only)
<u>Permanent</u>	Not permitted	Maximum Number: 1 per street frontage
Freestanding Signs		Maximum Area: 18 square feet per sign.
Yard Signs (Non-	Maximum Area (Total): 24 sq. f	t. per lot
Commercial)	Maximum Height. 8 feet	
Yard Signs (On-	Maximum Number: 1 per lot	Maximum Number: 1 per lot or development
<u>Premises</u>	frontage, not to exceed 2 per	Maximum Height: 8 feet
Commercial)	<u>lot</u>	Maximum Area: 32 sq. ft.
	Maximum Height: 6 feet	
	Maximum Area: 6 sq. ft. per	
	sign	
Yard Signs (Off-	Maximum Number: 1 per lot	,
<u>Premises</u>	Maximum Height: 3 feet	
Commercial)	Maximum Area: 3 sq. ft.	
	Maximum Time Placement: 30	days in a calendar year

(Ord. of 7-22-2013, § 62.04; Ord. of 6-4-2014, § 62.04)

Deleted: recreation-conservation and agricultural districts

Commented [PS6]: Section 36-791(2) currently allows 1 sign per street frontage for parks and schools not exceeding 18 sq. ft. Because these regulations are based on the speaker, we recommend broadening them to apply to all developments and non-residential uses in these districts.

Commented [PS7]: Currently, Section 36-797 exempts political signs but limits other noncommercial signs (e.g., religious events) to 24 sq. ft. Because these regulations are based on the content of a noncommercial message, they must be amended to treat all noncommercial speech the same. While our initial recommendation is to limit the area to 24 sq. ft. to be consistent with religious event signage, the Township may want to allow a larger signage area.

Commented [PS9]: Section 36-790(1) allows for temporary building contractor signs of 32 sq. ft. and 36-791(1) allows for signs advertising farm products of 32 sq. ft. Because these regulations are based on the speaker and content of the message, we recommend broadening them to allow commercial signage for all developments and non-residential uses in these districts.

Commented [PS8]: Section 36-790(2) allows for 1 real estate sales sign per lot frontage (maximum of 2 per lot) not exceeding 6 sq. ft. each. Because these regulations are based on the content of the message, we recommend broadening them to allow temporary commercial signage for single-family lots.

Commented [PS10]: Section 36-797(5) currently exempts off-site real estate "Open House" signs, which is a content-based regulation. We recommend a more content-neutral regulation that could apply to other off-site commercial activity (e.g., farmstands, etc).

Deleted: (1) One incidental sign advertising the type of farm products grown on the farmstead premises. Such sign shall not exceed 32 square feet in area. ¶
(2) . One sign for each public street frontage identifying a park, or school building, other authorized use, or a lawful nonconforming use, each sign not to exceed 18 square feet in area. ¶

Sec. 36-<u>793</u>. <u>–</u> Signs permitted in residential districts.

Signs permitted in the LR, MR, MHP, SR1, and SR2 zoning districts include the following:

	LR, MR, MHP, SR1, and SR2	LR, MR, MHP, SR1, and SR2 Districts (Residential
	Districts (Single-Family Lots)	Developments [e.g., subdivisions, site
		condominiums] and Non-Residential Uses only)
<u>Permanent</u>	Not permitted	Maximum Number: 1 per street frontage
Freestanding Signs		Maximum Area: 18 square feet per sign.
Permanent Wall	Not permitted	Maximum Area: 32 sq. ft.
Signs		
Yard Signs (Non-	Maximum Area (Total): 24 sq.	. ft. per lot
Commercial)	Maximum Height. 8 feet	
Yard Signs (On-	Maximum Number: 1 per lot	Maximum Number: 1 per lot or development
<u>Premises</u>	frontage, not to exceed 2 per	Maximum Height: 8 feet
Commercial)	lot	Maximum Area: 32 sq. ft.
	Maximum Height: 6 feet	
	Maximum Area: 6 sq. ft. per	
	sign	
Yard Signs (Off-	Maximum Number: 1 per lot	
<u>Premises</u>	Maximum Height: 3 feet	
Commercial)	Maximum Area: 3 sq. ft.	
	Maximum Time Placement: 3	0 days in a calendar year

(Ord. of 7-22-2013, § 62.05; Ord. of 6-4-2014, § 62.05)

Deleted: residential

Commented [PS11]: Section 36-792(3) and (5) currently allows 1 sign per street frontage for multi-family buildings, subdivisions, developments, schools, religious institutions, public building, or other lawful use not exceeding 18 sq. ft. Because these regulations are based on the speaker, we recommend broadening them to apply to all developments and non-residential uses in these districts.

Commented [PS12]: Currently, wall signs are not permitted in these districts. However, we recommend allowing some permanent wall signage for non-single family buildings.

Commented [PS13]: Currently, Section 36-797 exempts political signs but limits other noncommercial signs (e.g., religious events) to 24 sq. ft. Because these regulations are based on the content of a noncommercial message, they must be amended to treat all noncommercial speech the same. While our initial recommendation is to limit the area to 24 sq. ft. to be consistent with religious event signage, the Township may want to allow a larger signage area.

Commented [PS15]: While Section 36-790(1) allows for temporary building contractor signs of 32 sq. ft., Section 36-792(1) and (5) permits similar signage of up to 18 sq. ft. Because these regulations are inconsistent and based on the speaker and content of the message, we recommend having a general classification of on-premise commercial signage.

Commented [PS14]: Section 36-790(2) allows for 1 real estate sales sign per lot frontage (maximum of 2 per lot) not exceeding 6 sq. ft. each. Because these regulations are based on the content of the message, we recommend broadening them to allow temporary commercial signage for single-family lots.

Commented [PS16]: Section 36-797(5) currently exempts off-site real estate "Open House" signs, which is a content-based regulation. We recommend a more content-neutral regulation that could apply to other off-site commercial activity (e.g., farmstands, etc).

Deleted: (1) . One sign for each public street frontage advertising a recorded subdivision or development, each sign not to exceed 18 square feet in area. Such sign shall be removed within one year after the sale of 90 percent of all lots or units within said subdivision or development. ¶

- (2) . One sign on each street frontage of a new multiple-family development advertising the new dwelling units for rent, not to exceed 18 square feet in area. Such sign shall be removed within 60 days of the initial rental of 90 percent of the dwelling units within the development or within the first phase, whichever is applicable. ¶
- (3) One sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, each sign not to exceed 18 square feet in area. ¶ [1]

Sec. 36-794. - Signs permitted in business districts.

Signs permitted within the LC, GC, RO, WLD-DD, WLD-NV, WLD-W, PSC, and RTM zoning districts include the following:

	LC and GC	WLD-DD, WLD-NV, and WLD-W Districts	RO, PSC,
		WLD-DD, WLD-NV, and WLD-W Districts	
	<u>Districts</u>		and RTM
			<u>Districts</u>
<u>Permanent</u>		nber: 1 per street frontage of the lot.	
Freestanding Signs		a: 36 sq. ft. per sign, except that a lot with mu	
		ft. per front foot of building provided the sign do	es not exceed
	200 sq. ft.		
Freestanding		a: On a lot with an approved freestanding canop	y, 6 sq. ft. of
Canopy Signage		mitted on each side of the freestanding canopy.	
		nber: 1 per building, or 1 per tenant in a multi-ten	
<u>Signs</u>		a: 2 sq. ft. for each foot of length of the front wal	to which the
	sign is affixed.		
		aration Distance Between Wall Signs: Where the	
	more wall sign	s, the minimum distance between such signs must	t be at least 2
	feet.		
<u>Permanent</u>	Not permitted	Maximum Number: 1 per first floor business.	<u>Not</u>
Projecting Sign	in LC and GC.	Maximum Area: 8 sq. ft., which is included in the	permitted in
		total amount of wall signage for the building.	RO, PSC, and
		Minimum Height (Vertical Clearance): 8 feet	RTM.
		from the grade below to the bottom of the sign.	
		Maximum Projection: Up to 4 feet from the face	
		of the building.	
Rear and Side	Maximum Nur	nber: 1 per rear or side entrance to the building.	
Entrance Location	Maximum Are	a: 4 sq. ft. per sign, which is excluded from the to	tal amount of
Wall Signs	wall signage fo	r the building.	
Yard Signs	Maximum Area (Total): 32 sq. ft. per lot		
	Maximum Hei		
Portable Sidewalk	Maximum Nu	mber: 1 per business , plus up to 1 additional	Not
Signs	sidewalk sign	per business if the business has more than 160	permitted in
	feet of lot from	tage.	RO, PSC, and
	Maximum Are	a: 7 sq. ft. per side of the sidewalk sign.	RTM.
	Maximum Hei	ght and Width: 3.5 feet.	
		the building side of the sidewalk, provided that a	
		vel area of at least 5 feet is maintained, that there	
		on of ingress or egress to any building cause by	
	the sign, and	that the sign shall not interfere with the view,	
		se of the subject or adjacent property.	
	Duration: The sidewalk sign may only be placed outdoors when		
		open to the public.	
Window and Door		(Total): 25% of the window and door area.	Any area of
Signs		or signage exceeding 25% of the window and door	-
	counted as wa		

(Ord. of 7-22-2013, § 62.06; Ord. of 6-4-2014, § 62.06; Ord. No. 17-53, §§ 12, 13, 2-14-2017)

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Commented [PS17]: Section 36-793(a)(3) allows a 36-sq. ft. sign for offices and an 80-sq. ft. sign for other uses. Additionally, Section 36-793(a)(4) allows a 36-sq. ft. sign for research park/office center, and Section 36-793(a)(5) allows a sign up to 200 sq. ft. (based on 1 sq. ft. for each linear foot of front building) for shopping centers and commercial developments. Because these regulations are based on the speaker, we recommend making them more uniform. While the 36-sq. ft. maximum would apply in most cases, all multitenant developments would be permitted to have additional freestanding sign area.

Commented [PS18]: Currently, Section 36-795 allows canopy signs for only gas stations, which is a speaker-based regulations. As an alternative, we recommend applying this requirement to any use in these districts with an approved freestanding canopy. While this will mostly apply to gas stations, the regulation won't be speaker-based.

Commented [PS19]: The wall sign standards are consistent with the existing standards of Section 36-973(a)(1) and (2).

Commented [PS20]: The projecting sign standards are consistent with the existing standards of Section 36-973(a)(8).

Commented [PS21]: The entrance sign standards are consistent with the existing standards of Section 36-973(a)(6).

Commented [PS22]: Currently, Section 36-797 exempts political signs but limits other noncommercial signs (e.g., religious events) to 24 sq. ft. At the same time, Section 36-790(1) allows for temporary building contractor signs of 32 sq. ft. Because distinguishing between commercial and noncommercial signage is not as important in a commercial district as it is in a residential district, we recommend allowing a maximum allowable area of temporary signage without regard to the content of the message.

Commented [PS23]: The portable sidewalk sign standards are consistent with the existing standards of Section 36-973(a)(9).

Commented [PS24]: The window signage standards are consistent with Section 36-973(a)(10).

Sec. 36-795. — Signs permitted in industrial districts.

Signs permitted within the LI and GI zoning districts include the following.

	LI and GI Districts	
Permanent Freestanding Signs	Maximum Number: 1 per street frontage of the lot.	
	Maximum Area: 80 sq. ft. per sign.	
Permanent Wall Signs	Maximum Number: 1 per building, or 1 per tenant in a multi-tenant	
	building	
	Maximum Area: 1 sq. ft. for each foot of length of the front wall to	
	which the sign is affixed.	
Rear and Side Entrance Location	Maximum Number: 1 per rear or side entrance to the building.	
Wall Signs	Maximum Area: 4 sq. ft. per sign, which is excluded from the total	
	amount of wall signage for the building.	
Yard Signs	Maximum Area (Total): 32 sq. ft. per lot	
	Maximum Height. 8 feet	

Sec. 36-796 —Signage in Conjunction with an Approved Temporary Use in the WLD, LC, GC, RO, LI, GI, PSC, RTM and Non-residential PUD Districts

Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted in conjunction with an approved temporary use permit in the WLD, LC, GC, RO, LI, GI, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the temporary use permit and sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

Sec. 36-797. - Billboards (outdoor advertising signs).

Billboards shall be permitted in LI—Limited Industrial District, RTM— Research/Technology/Manufacturing District, and GI—General Industrial District, and shall be considered a principal use of the lot. In addition, billboards must meet the following regulations:

- (1) Spacing. Billboards shall be spaced so that not more than three <a>(3) billboards structures may be located per linear mile of street or highway regardless of the fact that such billboards may be located on different sides of the subject street or highway. The linear mile measurement shall not be limited to the boundaries of the township where the particular street or highway extends beyond such boundaries.
- (2) Display areas. Billboards that face U.S. 23 within an appropriate district shall have a maximum surface display area of six-hundred seventy-two (672) square feet, known as a bulletin billboard. Billboards facing all other streets within the township within an appropriate zoning district shall have a maximum surface display area of two-hundred eighty-eight (288) square feet, known as a poster billboard. The maximum size limitations shall apply to each side of a

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Commented [PS25]: The standards for freestanding signs in industrial districts is consistent with Section 36-973(b)(2).

Commented [PS26]: The wall sign standards are consistent with the existing standards of Section 36-973(b)(1).

Commented [PS27]: The entrance sign standards are consistent with the existing standards of Section 36-973(a)(3).

Commented [PS28]: Currently, Section 36-797 exempts political signs but limits other noncommercial signs (e.g., religious events) to 24 sq. ft. At the same time, Section 36-790(1) allows for temporary building contractor signs of 32 sq. ft. Because distinguishing between commercial and noncommercial signage is not as important in a commercial district as it is in a residential district, we recommend allowing a maximum allowable area of temporary signage without regard to the content of the message.

Commented [PS29]: These standards are consistent with Section 36-793(c), except that they will apply to an approved temporary land use permit instead of specific

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sign structure. Signs may be placed back to back or in V-type construction. Stacked signs and side by shall not be permitted. If both sides of a V-type sign are visible from any one location it shall not be considered a single sign for the purposes of calculating maximum sign area.

- (3) Height. The billboard shall not exceed thirty (30) feet above the average grade of:
 - a. The ground on which the billboard sits; or
 - b. The grade of the abutting roadway, whichever is higher.
- (4) Placement on roof. The billboard shall not be on top of, cantilevered, or otherwise suspended above the roof of any building.
- (5) Setbacks. No billboard shall be located closer than fifty (50) feet to a non-right-of-way property line and must maintain a minimum of fifteen (15) feet from any right-of-way on the property. No billboard shall project over public property. Billboard signs shall be no closer than twenty-five (25) feet to any other nonresidential structure on or off the same premises upon which the billboard is located. Billboards are prohibited from locating within three-hundred (300) feet of a residential zone and/or existing residence. No digital or LED billboard shall be located within one-thousand (1,000) feet of an existing residence.
- (6) Illumination. Digital or LED billboards are allowed if the digital or electronic changeable copy portion of the billboard and the billboard meet all the following additional standards:
 - a. A billboard shall have automatic dimming capabilities so that the maximum luminescence level is not more than 0.3 footcandles over ambient light levels measured at the following distance in relation to billboard size, rounded to the nearest whole square foot:

Billboard Sign Face Area (sq. ft.)	Distance from Sign (ft.)
<u>0 – 300</u>	<u>150</u>
<u>301 – 378</u>	<u>200</u>
<u>379 – 671</u>	<u>250</u>
672	350

- b. Any illumination shall be concentrated on the surface of the sign and is so located to avoid glare or reflection onto any portion of the street or highway, the path of on-coming vehicles, or any adjacent properties.
- No billboard shall have flashing, strobing, intermittent, moving, rotating, or oscillating lights or images.
- d. No digital or LED billboard shall be <u>permitted</u> within <u>four-thousand</u> (4,000) feet of another digital or LED billboard or <u>three-thousand</u> (3,000) feet of a nondigital or non-LED billboard.
- e. The rate of change between two static messages shall be one second or less.
- f. There shall be a minimum of no less than seven <a>(7) seconds between copy changes.
- g. The owner of a digital or LED billboard must reasonably coordinate with relevant public agencies to allow for the display of real-time emergency information such as Amber Alerts or natural disaster directives.

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Deleted: 1. A distance of 150 feet for sign faces less than or equal to 300 square feet; ¶

- 2. A distance of 200 feet for sign faces greater than 300 square feet but less than or equal to 378 square feet: ¶
- 3. A distance of 250 feet for sign faces greater than 378 square feet but less than 672 square feet; and \P
- 4. A distance of 350 feet for sign faces equal to 672 square feet. ¶

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- h. The digital or LED billboard will not distract, endanger, or disorient motorists.
- Construction. Billboards shall be self-supported, pole-mounted structures constructed in such a fashion that it will withstand all wind and vibration forces that can normally be expected to occur in the vicinity. A billboard must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of message.

(Ord. of 7-22-2013, § 62.07; Ord. of 6-4-2014, § 62.07; Ord. No. 17-53, § 14, 2-14-2017)

Sec. 36-798. - Electronic message signs.

Electronic message signs (EMS) shall be permitted within all nonresidential zoning districts, as either a free-standing or wall-mounted sign subject to the sign regulations for each zoning district and to the following additional regulations:

- (1) An electronic message sign (EMS) shall only be permitted as part of a static sign and shall be limited to 50% of the total sign area of the static sign.
- (2) Frequency of message change shall be no more than once every thirty (30) seconds.
- (3) The rate of change between two static messages shall be one second or less.
- (4) Scrolling words or images are prohibited;
- (5) EMS owners shall permit township, state, and federal governments to post messages in the event of an emergency; and
- (6) The electronic message sign may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance. Maximum sign luminance shall not exceed 0.3 footcandles above ambient light measurement based upon the size of the sign tounded to the nearest whole square foot, and the distance measured perpendicular to the sign face in accordance with the following table:

Sign Face Area (sq. ft.)	Distance from Sign (ft.)*
<u>0 – 10</u>	<u>32</u>
<u>11 – 15</u>	<u>39</u>
<u>16 – 20</u>	<u>45</u>
<u>21 – 25</u>	<u>50</u>
<u>26 – 30</u>	<u>55</u>
<u>31 – 35</u>	<u>59</u>
<u>36 – 40</u>	<u>63</u>
<u>41 – 45</u>	<u>67</u>
<u>46 – 50</u>	<u>71</u>
<u>51 – 55</u>	<u>74</u>
<u>56 +</u>	<u>77</u>

*Measured in feet, perpendicular to the face of the sign.

Source: Model Code, Illuminating Engineering Society of North America

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Deleted: Sec. 36-795. - Signs for automobile service stations. \P

Signs for automobile service stations shall be regulated as set forth in section 36-793(a). In addition, the following regulations shall apply: ¶

- (1) . The permitted wall sign or legend may be attached either to a wall of the building or to the canopy of a fuel pump island. ¶
- (2) . One permanent sign for the purpose of advertising gasoline prices and similar announcements, when mounted on a freestanding structure or on the structure of another permitted sign, may be installed along each street frontage, provided that clear views of street traffic by motorists or pedestrians are not obstructed in any way. Such signs shall not exceed six square feet in area. All temporary signs for such purposes and all banners, streamers, flags (other than state or national flags) and similar advertising objects shall be prohibited. ¶

(Ord. of 7-22-2013, § 62.08; Ord. of 6-4-2014, § 62.08) ¶ **Deleted:** pursuant to section 36-793

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- Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above listed light levels.
- (8) In no case shall EMS luminance exceed 0.1 footcandles above ambient light along any adjacent property line that is zoned or used for residential purposes.

(Ord. of 7-22-2013, § 62.09; Ord. of 6-4-2014, § 62.09)

Sec. 36-799. - Exemptions.

The following types of signs shall not require a permit and are exempted from all the provisions of this article except for construction and safety regulations, the setback provisions of section 36-789(2), and the following standards:

- (1) Signs erected by an official governmental agency or a public officer in the performance of their public duty, as necessary to preserve the health, safety, and welfare of the community.
- (2) <u>Sign copy carved into stone, concrete, or other similar material or permanent type construction and made an integral part of the structure or architecture of the building.</u>
- (3) Signs recognizing an official national or state historical site or building.
- (4) <u>Directional signs as necessary to direct</u> traffic movement onto a property or within a property, not exceeding eight (8) square feet in area for each sign. Horizontal directional signs on and flush with paved areas are exempt from these standards.
- (5) Non-commercial flags.
- (6) Incidental signs, subject to the approval of the Zoning Administrator.
- (7) "No trespassing," "no hunting," and similar signs prohibiting invasion of private property, provided the area of such sign shall not exceed two square feet. The basis for exempting these types of signs is for the public safety benefit provided informing people that trespassing is prohibited.
- (8) Address numbers, being essential for public safety and emergency response, with a numeral height no greater than six (6) inches for each dwelling unit and eighteen (18) inches for any other use, including multiple-family buildings. The Police Chief or Fire Chief may approve a larger numeral height if deemed necessary for public safety and emergency response.
- (9) Interior signs.
- (10) Non-commercial people signs.
- (11) Vehicle signs, provided the vehicle is licensed, registered, and lawfully parked in accordance with this Ordinance.
- (12) Any lawful sign in a public or private right-of-way installed by an authorized public agency.

(Ord. of 7-22-2013, § 62.10; Ord. of 6-4-2014, § 62.10)

Sec. 36-800. - Prohibited signs.

Moved up [3]: *Measured in feet, perpendicular to the face of the sign.

Moved up [4]: Source: Model Code, Illuminating Engineering Society of North America

Moved down [2]: (1) . Signs of a noncommercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, such as directional signs, regulatory signs, and informational signs.

Deleted: (2) . Temporary signs announcing any public, charitable, educational, or religious event or function, located entirely within the premises of that institution and set back not less than 15 feet from the property line. Maximum sign area shall be 24 square feet. Such signs shall be allowed no more than 14 days prior to the event or function and must be removed within seven days after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six feet above ground level.

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Deleted: (5) . Temporary real estate directional signs, not exceeding three square feet in area and four in number, showing a directional arrow and placed back of the property line, shall be permitted on approach routes to an "open house" and shall be displayed only during daylight hours. The tops of such signs shall not exceed three feet in height. ¶

(6) . Political campaign signs announcing candidates seeking public political office and other data pertinent thereto. \P

The following signs are prohibited anywhere within the township:

- (1) Signs which imitate an official traffic sign or signal, which contain the words "stop," "go," "slow," "caution," "danger," "warning," or similar words.
- (2) Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
- (3) Signs which are placed on a street or other public right-of-way, unless otherwise permitted by these regulations.
- (4) All temporary signs, unless authorized elsewhere within this chapter.
- (5) Abandoned signs.
- (6) Festoons, except for decorations commemorating a holiday or approved in conjunction with a temporary land use.
- (7) Street furniture signs, unless otherwise permitted within this chapter.
- (8) Signs attached to other signs, unless otherwise permitted within this chapter.
- (9) Animated signs.
- (10) Roof signs.
- (11) Illegal signs.
- (12) Damaged signs.
- (13) Unsafe signs.
- (14) Commercial people signs. The basis for prohibiting commercial people signs is that the movement and proliferation of commercial people signs would degrade traffic safety and community aesthetics.
- (15) Any sign containing off-premise commercial content, except as permitted in this article.

(Ord. of 7-22-2013, § 62.11; Ord. of 6-4-2014, § 62.11)

Sec. 36-801. - Permit and fees.

- (a) Application for a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property on which the sign is to be located, or his authorized agent; to the township zoning administrator, by submitting the required forms, fees, exhibits, and information. Fees for sign permits shall be determined by resolution of the township board and no part of such fee shall be returnable to the applicant. No fee shall be required of any governmental body or agency.
- (b) The application shall contain the following information:
 - (1) The applicant's name and address in full, and a complete description of relationship to the property owner.
 - (2) The signature of the property owner concurring in submittal of said application.
 - (3) An accurate survey drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.

Deleted: except as provided in section 36-794(4).

Deleted: (3) . Signs which contain or consist of pennants, ribbons, streamers, spinners, strings of light bulbs, or other similar devices. ¶

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Deleted: (8) . All temporary signs, unless authorized elsewhere within this chapter. ¶

Deleted: igns which are pasted or attached to utility poles, trees, or other signs, except as provided in section 36-797(8).

 $\begin{tabular}{ll} \textbf{Deleted:} Signs which move in any manner or have a major moving part or give an illusion of motion unless otherwise permitted by these regulations. \P \end{tabular}$

(7) . Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment.

Moved up [1]: (8) . All temporary signs, unless authorized elsewhere within this chapter.

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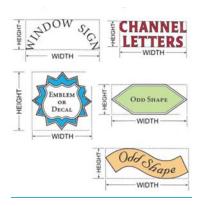
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- (4) A complete description and scale drawings of the sign, including all dimensions and the area in square feet.
- (c) All signs shall be inspected by the township zoning administrator for conformance to this chapter prior to placement on the site. Foundations shall be inspected by the building inspector on the site prior to pouring of the concrete for the sign support structure.
- (d) Any sign involving electrical components shall be wired by a licensed electrician in accordance with the township electrical code and the electrical components used shall bear an Underwriters Laboratories, Inc., seal of inspection.
- (e) A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit. A permit may be renewed prior to expiration and no additional fee shall be collected for the renewal.
- (f) Painting, repainting, cleaning, and other normal maintenance and repair of a sign or a sign structure, unless a structural or copy change is made, shall not require a sign permit.
- (g) All signs shall comply with the requirements of the building code of the township.

(Ord. of 7-22-2013, § 62.12; Ord. of 6-4-2014, § 62.12)

Sec. 36-802. - Computation of surface area.

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of surface area. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back, parallel to one another, and no more than 24 inches apart, the area of the sign shall be the area of one face.



(Ord. of 7-22-2013, § 62.14; Ord. of 6-4-2014, § 62.14)

Sec. 36-80<u>3</u>. - Removal.

Deleted: Sec. 36-800. - Illumination. ¶

- (a) . The light from any illuminated sign or from any light source, including the interior of a building, shall be so shaded, shielded, or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect onto or into residential structures. ¶
- (b) . No sign shall have blinding, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance or illusion of writing or printing, except that movement showing the date, the time, and the temperature exclusively may be permitted. Illumination for electronic message signs (EMS) shall be regulated pursuant to section 36-796(6). Illumination for LED billboards shall be regulated pursuant to section 36-794(6). Nothing contained in this article shall, however, be construed as preventing the use of lights or decorations related to religious and patriotic festivities. ¶ (c) . No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to any public street or adjacent property. ¶ (Ord. of 7-22-2013, § 62.13; Ord. of 6-4-2014, § 62.13) ¶

- (a) The zoning administrator shall order the removal of any sign erected or maintained in violation of this article. Thirty days' notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with the article. Upon failure to remove the sign or to comply with this notice, the township shall take action to force the removal of the sign. The township shall also remove a sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the township shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property.
- (b) A sign shall be removed by the owner or lessees of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises, thereby making the sign an Abandoned Sign and/or an off-premises commercial sign. If the owner or lessee fails to remove the sign, the township shall take action to force the removal of the sign, in accordance with subsection (a) of this section. These removal provisions shall not apply where a subsequent owner or lessee agrees to maintain the signs as provided in this article, and provided the signs comply with the other provisions of this chapter.

(Ord. of 7-22-2013, § 62.15; Ord. of 6-4-2014, § 62.15)

Sec. 36-804. - Nonconforming signs.

Copy may be changed on nonconforming signs, provided that the sign area is not increased, and provided that no structural changes are made in the sign. All nonconforming signs are subject to the provisions included in article XXIX of this chapter, pertaining to nonconformities.

(Ord. of 7-22-2013, § 62.16; Ord. of 6-4-2014, § 62.16)

Sec. 36-805. - Responsibilities for signs.

The following regulations apply to all signs:

- (1) The <u>sign user</u> is hereby made responsible for copy, structure, lighting, and all other parts of a sign.
- (2) Signs <u>requiring a permit</u> shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.
- (3) All signs requiring permits shall display, in a conspicuous place, evidence of the permit and containing such data as might be required by the zoning administrator, including the name of the individual or company erecting the sign.
- (4) Each individual or company erecting signs within the township shall annually provide the zoning administrator with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the zoning administrator.
- (5) All signs and components thereof shall be kept in good repair and in a safe, clean, neat, and attractive appearance.

(Ord. of 7-22-2013, § 62.17; Ord. of 6-4-2014, § 62.17)

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Sec. 36-806. - Registry.

The zoning administrator shall maintain an up-to-date registry of each sign erected in the township after the effective date of the ordinance from which this article is derived. The registry shall contain the following information: location of the sign, name and address of the property owner, <u>sign user</u>, and individual or company erecting a sign and height, dimensions, and face area, and date of placement on the site

(Ord. of 7-22-2013, § 62.18; Ord. of 6-4-2014, § 62.18)

Secs. 36-80<u>7</u>—36-831. - Reserved.

Deleted: advertiser,

- (1) One sign for each public street frontage advertising a recorded subdivision or development, each sign not to exceed 18 square feet in area. Such sign shall be removed within one year after the sale of 90 percent of all lots or units within said subdivision or development.
- (2) One sign on each street frontage of a new multiple-family development advertising the new dwelling units for rent, not to exceed 18 square feet in area. Such sign shall be removed within 60 days of the initial rental of 90 percent of the dwelling units within the development or within the first phase, whichever is applicable.
- (3) One sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, each sign not to exceed 18 square feet in area.
- (4) One sign advertising "for rent" or "vacancy" may be placed on each frontage of a rental residential development provided that such sign shall not exceed three square feet in area and is incorporated into the identification sign permitted in subsection (3) of this section.
- (5) One sign for each public street frontage identifying a school, church, public building, other authorized use or lawful nonconforming use, each sign not to exceed 18 square feet in area.



Application # _______ SPC170003

RECEIVED

NORTHFIELD TOWNSHIP	D TOWNSHIP MAR 3 1 2017	
TREASURER SITE PLAN REVI PROJECT NAME: Bobber Down Bar & Grill Addition	EW APPLICATION NORTHFIELD TOWNSHIP	
PROJECT ADDRESS: 8475 Main Street, Whitmore Lake, MI 48189		
Applicant Information:	Owner Information:	
Name: Kristen Delaney	Name: Debra Hatfield	
Address:8475 Main Street, Whitmore Lake, MI 48189	Address: 8475 Main Street, Whitmore Lake, MI 48189	
Phone: (734) 545-0599	Phone: (248) 240-5756	
Email: kristenhatfield@gmail.com	Email: hats147@aol.com	
If the applicant is not the property owner, then a statement f	om the owner MUST be attached authorizing the application.	
Proof of ownership OR Statement if applicant is not owner is attach	ed. X (Attached)	
If applicant is not the owner, describe applicant's interest in the pro	perty: Business partner of owner.	
PROPERTY	DESCRIPTION	
Legal Description: X Attached ☐ On Site Plan	Parcel ID(s): B-02-08-250-017	
Description of Proposed Use: The current and proposed use	is a bar/restaurant.	
Total Acreage of Site: 0.6 acres	Total Floor Area:	
	Existing: 1979 SF (FIRST FLOOR) 441 (SECOND FLOOR)	
	Proposed: +441 SF (FIRST FLOOR) +174 (SECOND FLOOR	
Height of Structure(s) (in stories & feet):	Sanitary Facilities: ☒ Sewer ☐ Septic	
Two stories, 19'-10" at tallest point		
	Water: ☐ Municipal ☒ Private Well	
Zoning Classification(s):		
□ RC □ AR □ LR □SR1 □SR2 □MR □VC □LC >	GC □ES □HC □GI □LI ——————	
SITE PLAN RE	VIEW OPTIONS	
Administrative Site Plan Review:	Site Plan Review:	
☐ Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area	☐ New Construction	
☐ Additional parking, loading / unloading spaces and landscape improvements	□ Building Addition	
Development Plan Review:	Amendment to Approved Site Plan or Development Plan:	
□ Planned Unit Development	☐ Site Plan	
□ Planned Residential Development	☐ Development Plan	
☐ Site Condominium Plan	,	
	sing Poguest	
Site or Development Plan Review in conjunction with: Rezor	ning Request	

Application #		

AUTHORIZ	ED SIGNATURE	
I hereby state that all of the above statements and all of the accor	npanying information are true and correct.	
Muslen a. Relany Applicant's Signature:	Date: March 31, 2017	
FOR OFFI	CE USE ONLY	
Application Received Date:	Planning Commission Received Date:	
Planning Commission Action: □ Approved Date: □ Denied Date: □ Denied Date: Expiration Date: □ Denied Date: □ Denied Date: □ Denied Date:		
Fee Received: ☐ Cash ☐ Check #		

Debra A. Hatfield

8475 Main Street Whitmore Lake, MI 48189 Cell: (248) 240-5756

E-mail: hats147@aol.com

March 31, 2017

To Whom It May Concern:

I am the property owner of Bobber Down Bar & Grill located at 8475 Main Street, Whitmore Lake and I authorize this site plan application.

Sincerely,

Debra A. Hatfield

WARRANTY DEED



File No. E-CM22010

Signed By:

The Grantors: Whitmore Weed Patch, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

Convey and Warrant to: Hatfield's Holdings, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

the following described premises situated in the Township Northfield, County of Washtenaw, State of Michigan, to wit:

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

For the full consideration of: Real Estate Transfer Tax Valuation Affidavit on file

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Rights of tenants under unrecorded leases, if any.

L. NELSON Notary Public - Michigan Wayne County My Commission Expires Feb. 12

TAX CERTIFICATE NO.

WASHTENAW COUNTY TREASURE

Whitmore Weed Patch, LLC STATE OF MICHIGAN

Otay of NOV- 2013 by Marilyn Engstrom, Sole The foregoing instrument was acknowledged before me this Member of Whitmore Weed Patch, LLC.

> **Notary Public** County My Commission Expires:

Acting in the County of

Acting in the County of:

Drafted by: Thomas D. Richardson, Esq. 1025 E. Maple, Ste. 200 Birmingham, MI 48009

When recorded return to: Hatfield's Holdings, LLC

Land is located in the Township Northfield, County of Washtenaw, State of Michigan, and described as follows:

Commencing at the Northwest corner of Section 8, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence East in the North line of said section, 652.8 feet; thence Southerly deflecting 92 degrees 32 minutes to the right, 2547 feet along the West line of Highway US 23 for a place of beginning; thence westerly deflecting 84 degrees 50 minutes to the right, 643 feet; thence Southerly deflecting 84 degrees 50 minutes to the left, to the south line of the Northeast 1/4 of Section 7; thence Easterly along south line of Northwest 1/4 of Section 8 to the West line of Highway US 23; thence Northerly along west side of said Highway US 23; approximately 80 feet to the place of beginning, being a part of the Northeast 1/4 of Section 7 and Northwest 1/4 of Section 8, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan.

Excepting all that part of the above described parcel which lies Westerly of a line 125 feet Easterly of, measured at right angles, and parallel to the following described line: Beginning at a point which is South 88 degrees 11' 39" West along the South line of Section 7, T1S, R6E, Michigan, 0.70 feet from the Southeast corner of said Section 7; thence North 4 degrees 42' 31" East, 976.17 feet to the point of curve of a 0 degrees 45' curve to the left; thence Northwesterly along the arc of said 0 degrees 45' curve, 2880.74 feet to the point of tangent of said curve; thence North 16 degrees 53' 49" West 500 feet to a point of ending.

Commonly known as: 8475 Main Street, Whitmore Lake, MI 48189.

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

abandoned for a period of six (6) months after commencement of v	vork.	
PROJECT NAME: Bobber Down Bar & Grill Addition		
PROJECT ADDRESS: 8475 Main Street, Whitmore Lake, M	48189	
PARCEL ID(S): B-02-08-250-017	IS THIS PROPERTY IN A FLOOD PLAIN: Yes No	
Applicant Information:	Proprietor/Owner Information:	
Name: Kristen Delaney	Name: Debra Hatfield	
Address: 8475 Main Street, Whitmore Lake, MI 48189	Address: 8475 Main Street, Whitmore Lake, MI 48189	
Phone: (734) 545-0599	Phone: (248) 240-5756	
Email: kristenhatfield@gmail.com	Email: hats147@aol.com	
If application is made by anyone other than the owner in fee, it shal thereof that the application and the proposed work or operation is body, the full name and address of the responsible officers shall also Proof of Ownership Attached:	authorized by the owner in fee. If the owner or lessee is a corporate be provided. Non-Owner Affidavit Attached:	
If applicant is not the owner, describe applicants interest in the	ne property: Daughter of property amer.	
Elither Endurate William Control of the Control of	DESCRIPTION	
	addition on the back (west) side of the building. Phase II:	
incorporate enclosed porch on the south side of the build	ling into the restaurant with an open doorway. This space	
will be a game room with space to hold the ATM and Ke	no (lottery) machines.	
Sanitary Facilities: Sewer; Sewer Tap Permit #:	Septic; WCHD Permit #:	
Zoning Classification(s): Enterprise Services AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES	PUD PSC RC RO WLD W.L./N.T. Overlay OTHER:	
Type of Construction/Alteration: Phase I addition will be o	f similar materials and appearance as existing structure.	
Phase II will primarily be alterations to the interior of the		
,		
Project Start Date: Pending Planning Com approval	Project Completion Date: TBD	
AUTHORIZED	SIGNATURE	
In the case of a false statement or misrepresentation of fact in the age zoning compliance certificate issued thereto shall be null and void. I hereby acknowledge the above facts and those on the attached site state that said construction and/or occupancy of the structure and/o agree to give permission for officials of Northfield Township, Washte the purposes of inspection.	e sketch and prints to be true to the best of my knowledge and or site shall occur in accordance with this certificate. Further, I naw County and the State of Michigan to enter the property for	
Applicant(s) Signature	3/10/20/7 Date Pg. 1 of 2	

1-10-19 Marked to VIDYA

	FOR O	FFICE USE ONLY	
Received Date:	Paid Date:	Existing Legal Non-Conformitie	es: 🔽 Yes 🔲 No
MAR 1 0 2017	PAID	If yes, explain below:	
	MAR 1 0 2017	SIDE YARD SETBA	er (NORTH)
NORTHFIELD TOWNSHIP	200 V		
	NORTHFIELD TOWNSHIP TREASURER	,	
ZONING COMPLIANCE CERT	IFICATE:		
Approved: Date		Approved As Noted: D	Oate
		Conditional Use F	Required
☐ Denied: Date		Site Plan Approva	
	1		
COMMENTS:S	PER ATTACHED (COMMENT SHEEF. L USE APPROVAL	**
SITE PLANE	& CONDITIONA	LUSE APPROVAL	, 14 UST BE
OBTA	HINED,		
1 1	Qya is		3/20/17
Zoning Administrator Signature		Date	7/80/1
Zolling Automatics of B	AREA	OF CONCERN	L. J. D. a. a. Nat. Comply N/
Landscaping:		Cor	mplies Does Not Comply N/A
1 Greenbelt			
2 Parking lot islands, etc.3 Site Landscaping			
4 Foundation Planting			
5 Dumpster Screening			
6 Comments:			
Signs:			
7 Number of Signs		× .	
8 Size and area			
9 Comments:			
Comments:			
Eugmeering.			
l Itilities:			Connection fee's paid
Othities:			
ri Chiefe			Inspection Complete
Fire Chief:			
Access:			
Other Conditions of Appro	vai:		
Additional Comments: _	-		
			Pg. 2 o

8745 Main Street

Applicant:

Bobber Down Bar & Grill Addition (Kristen Delaney/owner: Debra Hatfield)

Request:

Construction of building additions in Phases I and II

Zoning:

GC (General Commercial District)

Action:

APPROVED (see comments below)

Comments:

The applicant proposes to expand the existing Bobber Downs Bar & Grill in two phases. Phase 1 proposes a two-story addition on the rear (west side) of the building. Phase 2 proposes an enclosed porch on the south side of the building, connecting to the main restaurant.

The site is zoned GC (General Commercial District). Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts, are permitted by right per Section 36-390 (9) of the Zoning Ordinance. Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710 are permitted as a conditional land use per Section 36-391. At this time, based on the information provided by the applicant, the use appears to qualify as a restaurant; however, this must be verified when submitting for site plan review.

Per notes on the site plan, the proposed additions (first and second story) add 391 square feet to the building floor area, which is more than 5% of the existing floor area.

The proposed use will require the submission of a detailed site plan in compliance with ordinance standards, and will be reviewed for site plan approval by the Planning Commission. Compliance with setback standards, regulations pertaining to outdoor dining and other design requirements will be reviewed by the Township Planner at the time of site plan review.

* The notes on the site plan sheet CO.0 with regard to building area appear to have some discrepancies. The existing footprint in noted as 2,668 square feet with a 249 square feet addition; however, below that the existing first floor area is noted as only 1,979 square feet with a proposed 217 square feet addition. The footprint and the first floor area are essentially the same. Clarify the discrepancy*

Zoning Administrator 3-20-17

Footprint is the gross area (outside of walls), first floor area is calculated as net (usable floor area per code). As a result, the footprint number for lot coverage is larger than the actual floor plais square footage.



WARRANTY DEED



File No. E-CM22010

The Grantors: Whitmore Weed Patch, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

Convey and Warrant to: Hatfield's Holdings, LLC

whose address is: 8475 Main Street, Whitmore Lake, MI 48189

the following described premises situated in the Township Northfield, County of Washtenaw, State of Michigan, to wit:

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

For the full consideration of: Real Estate Transfer Tax Valuation Affidavit on file

Subject to: Building and use restrictions and easements of record. Liens for any tex and/or assessment which become due and payable on or after the effective date hereof.

Rights of tenants under unrecorded leases, if any.

Birmingham, MI 48009

Tax Code: B 02-08-250-017

WASHTENAW COUNTY TREASURER TAX CERTIFICATE NO. 845 90 97

Dated 11 ,20,13	
Signed By: Whitmore Weed Patch, LLC By: Manilyn Engston Sole M	L. NELSON Notary Public - Michigan Wayne County My Commission Exgres Feb. 12, 2014 Acting in the County of CALLANA
STATE OF MICHIGAN COUNTY OF MICHIGAN The foregoing instrument was acknowledged to Member of Whitmore Weed Patch, LLC.	before me this 2 Otay of NOV-, 2013 by Marilyn Engstrom, Sole Walker Notary Public County
Drafted by: Thomas D. Richardson, Esq. 1025 E. Maple, Ste. 200	My Commission Expires: Acting in the County of: When recorded return to: Hatfield's Holdings, LLC

TTOB

submitted for Recording 2007
Three 2007
Thre



PARCEL ID B 02-08-250-017



EXHIBIT A/LEGAL DESCRIPTION

Land is located in the Township Northfield, County of Washtenaw, State of Michigan, and described as follows:

Commencing at the Northwest corner of Section 8, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence East in the North line of said section, 652.8 feet; thence Southerly deflecting 92 degrees 32 minutes to the right, 2547 feet along the West line of Highway US 23 for a place of beginning; thence westerly deflecting 84 degrees 50 minutes to the right, 643 feet; thence Southerly deflecting 84 degrees 50 minutes to the left, to the south line of the Northeast 1/4 of Section 7; thence Easterly along south line of Northwest 1/4 of Section 8 to the West line of Highway US 23; thence Northerly along west side of said Highway US 23; approximately 80 feet to the place of beginning, being a part of the Northeast 1/4 of Section 7 and Northwest 1/4 of Section 8, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan.

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Commonly known as: 8475 Main Street, Whitmore Lake, MI 48189.

GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN-BUILD CONTRACTORS AND APPCHIEF THEAT DOCUMENTS

FIELD VERIFY ALL EXISTING CONDITIONS

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MICHIGAN RESIDENTIAL CODE 2009).

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD, EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE FLANS DEPICTIONG THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS, EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL, PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS.

MICHIGAN 2009 UNIFORM ENERGY CODE.

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A):

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE. COMPLETED BY THE BUILDER. SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING &

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS, SEAMS AND PENETRATIONS, VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT.

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 5 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J-2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON ALIANE ARCHITECTURE, PLLC'S DRAWINGS

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE UBC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED

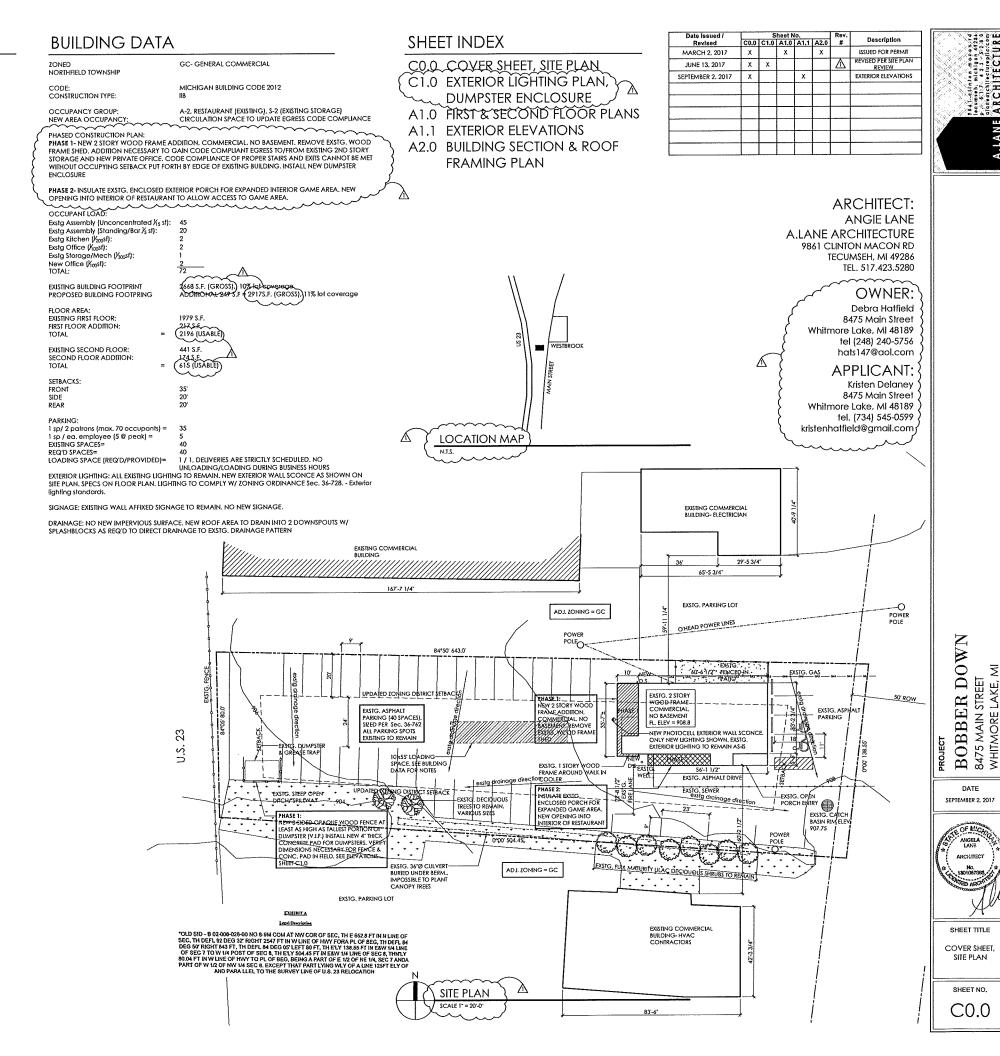
ALL PAINT GRADE MILL WORK SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

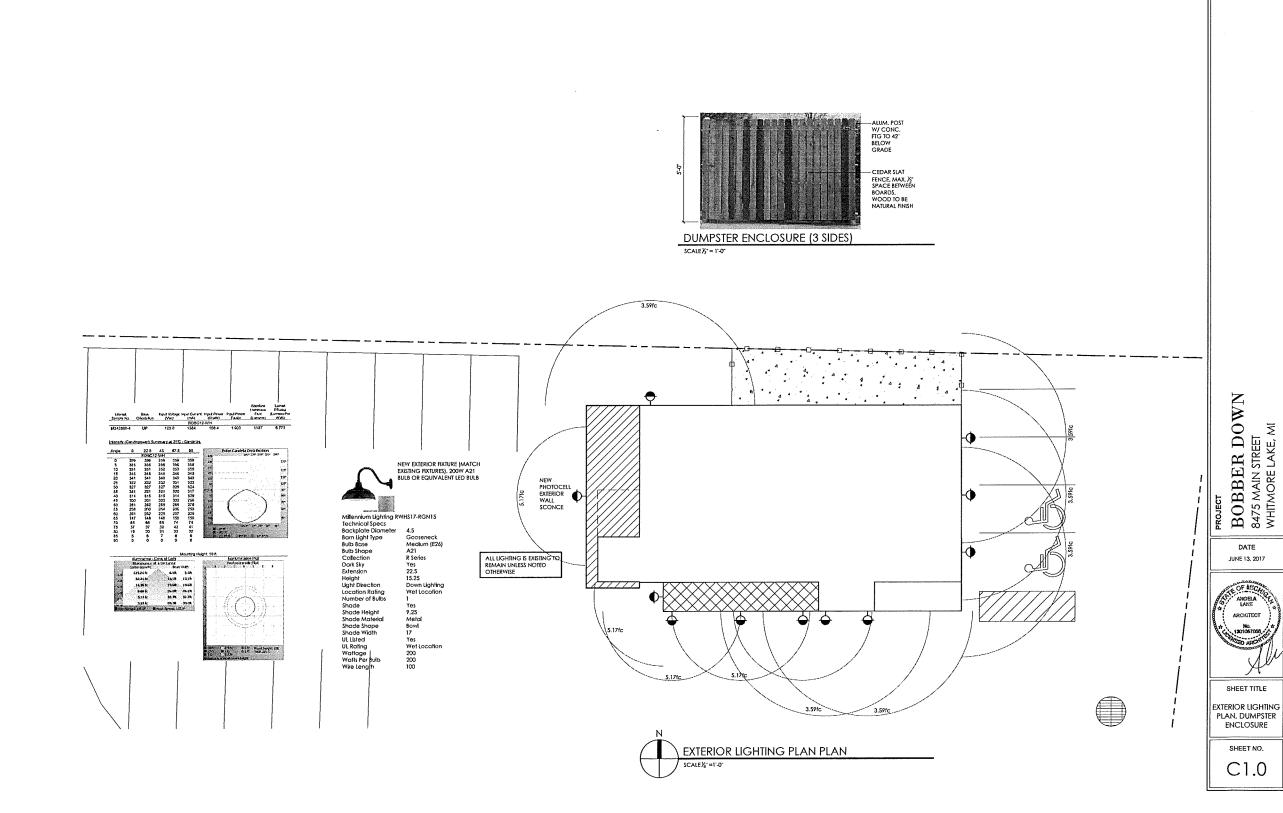
ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED "TO MATCH" MUST BE APPROVED BY DESIGNER/OWNER

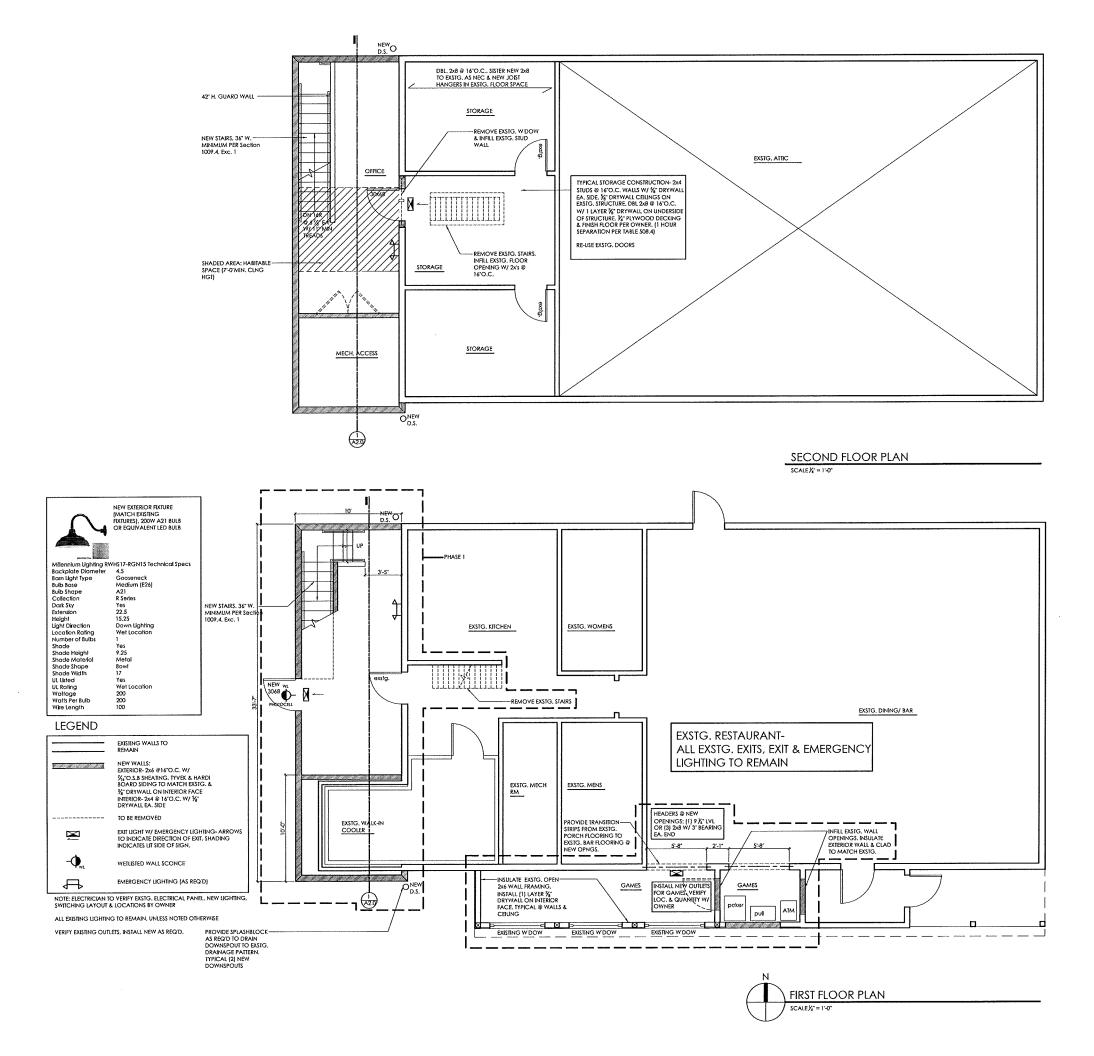
ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT





144-celetion moscopical postantial postantia



A A N & ACHITECH BRE

BOBBER DOWN 8475 MAIN STREET WHITMORE LAKE, MI

DATE MARCH 2, 2017



SHEET TITLE

FIRST & SECOND FLOOR PLANS

A1.0



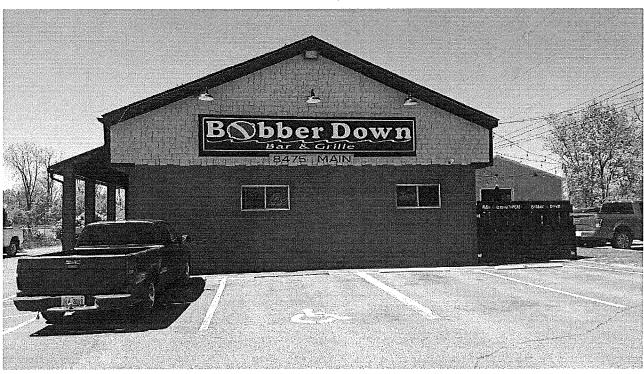
NORTH ELEVATION

SCALE X = 1'-0" EXSTG. SIDING EXSTG ROOF ADDITION- NEW HARDI-PLANK SIDING TO MTCH EXSTG. EXSTG. FENCE—— NEW DOOR

SOUTH ELEVATION

SCALE N = 1'-0'

WEST ELEVATION
SCALEX = 1'-0"



EAST ELEVATION (NO CHANGE) NOT TO SCALE

PROJECT

BOBBER DOWN
8475 MAIN STREET
WHITMORE LAKE, MI

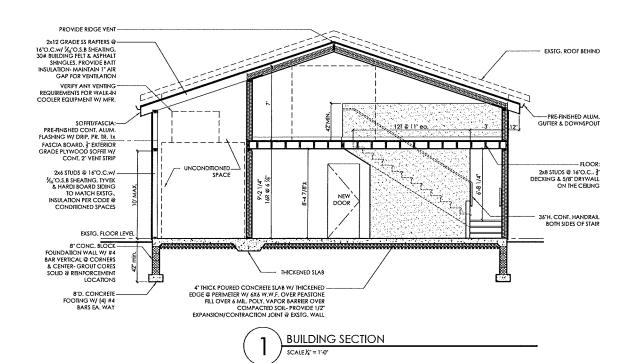
DATE SEPTEMBER 2, 2017



SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO. A1.1





BOBBER DOWN
8475 MAIN STREET
WHITMORE LAKE, MI

DATE MARCH 2, 2017



SHEET TITLE

BUILDING SECTION & ROOF FRAMING PLAN

SHEET NO.

A2.0

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: DEBRA HATFIELD	Name: SAME
Address: 8475 MAIN STREET	Address:
Phone: 734-449-1500	Phone:
ELL LATS 147@ AM COM	Email:
If application is made by anyone other than the owner in fee, it shall be thereof that the application and the proposed work or operation is authory, the full name and address of the responsible officers shall also be	thorized by the owner in fee. In the owner of lessee is a corporate
Proof of Ownership Attached: 🔽	Non-Owner Affidavit Attached:
If applicant is not the owner, describe applicants interest in t	he property:
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: 8475 MAIN STRE	
B.) PARCEL ID(S): B-02-08-250-17	IS THIS PROPERTY IN A FLOOD PLAIN: Yes X No
C.) LEGAL DESCRIPTION: SEE ATTACHED	
2. PRESENT ZONING CLASSIFICATION:	PUD PSC RC RO WLD W.L./N.T. Overlay OTHER:
3: PRESENT USE OF PROPERTY: RESTAURAN	7 10/119
4. NON-CONFORMING STATUS: A.) Please describe briefly the Non-Conformities which exist	for this property (lot, structure or use):
SIZE 4 SET BACKS	
	your knowledge): WHEN BUILT - DATE UNKNOWN
5. VARIANCE REQUEST: A.) Is a denial letter attached from the Zoning Administrator If no, identify each section of ordinance from which Variance See ATTACHED	? Tyes No Review Letter from McKenna
	Pg. 1

Variance request information continued, page 2

RECEIVED

JUL 0 5 2017

NORTHFIELD TOWNSHIP

PAID
JUL 0 5 2017

NORTHFIELD TOWNSHIP TREASURER

) Describe reason/need for Variand	e: SEE ATTACHED
) Explain existing special conditions	or circumstances that are unique to the land or bulldings involved which are not
pplicable to similar land or building	In the same district:
SEE ATTACHED	
	Yes Volumentions?
).) Did the special condition or circu	mstances arise from your actions?
pescribe: <u>SEE ATTAC</u>	LIED
1 Evaluin why interpretation of the	ordinance would deprive you of rights commonly enjoyed by other property
by explain why interpretation of the same district: \underline{S}	EE ATTACHED
S \ Evolain why this is the minimum	vatiance necessary to allow for a reasonable utilization of the land or structure:
SEE ATTACK	LED
a Verminia how this variance Would	be in harmony with the intent of the ordinance and not injurious to the
neighborhood or neighbors or othe	rwise detrimental to the public interest:
SHE ATTAC	WED
11) the applicant request the for	ning Board of Appeals grant the following:
H.) I, the applicant, request the 201	CHED
	P

i

6. REQUI	RED	DOCU	MENTS:

Attach a scaled and accurate drawing (8 copies) correlated with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/ or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size, and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 3

All documents must be submitted at time of application. If further information is needed, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

- 7. If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.
- 8. The address of the property must be clearly marked and visible from the road.
- 9. A fee of $rac{*}{}$ dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.
 - * \$595.00 Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.) \$795 = All others

10. THE APPLICANT:

- A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article XXX "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and
- B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and
- C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated infromation is not provided and to re-schedule it when the Information is provided and
- D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each variance approved shall be null and vold unless authorized activity commences within 180 days after the date of approval. AUTHORIZED SIGNATURE

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

Applicant(s):	Signature	APPLICANT CHECKLIST
邓沙里等美国		APPLICANT CHECKED I
The following	information must be su	bmitted to the Northfield Township Clerk prior to the application being scheduled
for a public he		
•	Completed application	form

Statement authorizing variance application if not the owner Proof of ownership property Legal description of property 8 copies of site plan and required information

Review Fee

FOR ZONING BOARD	OF APPEALS USE ONLY
APPEAL OF DECISION	
1.) Name and Office of Offical/Commission:	
2.) Date of Decision:	
Date of Decision: Describe Decision that is being appealed:	
all pending bending and a same appropriate	
4.) Describe alternate interpretation or reason for the r	relief requested:
ACTION TAKEN	
The Northfield Township Board of Appeals reviewed the a	bove requested variance or appeal and;
Approved: Date	Denied: Date
Comments:	
Signature of ZBA Chair	Signature of ZBA Secretary
Public Hearing date and time:	
Notice sent to Newspapers:	for publication on:
(Notice shall be given not less than fifteen (15) days nor mo	ore than thirty (30) days before the date of public hearing.)
Notice sent to neighboring owners / occupants:	
Trouble cont so marginating a transport	
(Notice shall be sent to all persons to whom real property I	s assessed and to the occupants of all structures within
300 feet of the property.)	
Profice pour to coming a said on the	
Copies of Minutes sent to:	File
Applicant:	
Ordinance Enforcement Officer:	
Of Alliance Emoracine Officers	

Received Date:	Paid Date:	Existing Legal Non-Conformities: Yes No If yes, explain below:
		1 ' ' '
ONING COMPLIANCE CERTIFIC		Approved As Noted: Date
Approved: Date		Approved As Noted. Date
☐ Denled: Date		Conditional Use RequiredSite Plan Approval Required
COMMENTS:		
The state of the s		Date
Zoning Administrator Signature		AREA OF CONCERN Complies Does Not Comply N/A
		Compiles Does iver compile
andscaping: 1 Greenbelt		
2 Parking lot Islands, etc.		
a at a translanding		
and the second		
5 Dumpster Screening		
6 Comments:		
0 Comments		
Signs:		
7 Number of Signs		
8 Size and area		<u> </u>
9 Comments:		
Comments:		
		Connection fee's paid
Utilities:		Land Connection rate of parts
		Inspection Complete
Access:		
Other Conditions of Approv		
Additional Comments:		
Adopted March 14, 2017		Pg.

EXHIBIT A

Legal Description

OF SEC 7 TO W 1/4 POST OF SEC 8, TH E'LY 504.45 FT IN E&W 1/4 LINE OF SEC 8, THN'LY 80.04 FT IN W LINE OF HWY TO PL OF BEG, BEING A PART OF E 1/2 OF NE 1/4, SEC 7 ANDA PART OF W 1/2 OF NW 1/4 SEC 8, EXCEPT THAT PART LYING WLY OF A LINE 125FT ELY OF SEC, TH DEFL 92 DEG 32' RIGHT 2547 FT IN W LINE OF HWY FORA PL OF BEG, TH DEFL 84 *OLD SID - B 02-008-028-00 NO 8-9M COM AT NW COR OF SEC, TH E 652.8 FT IN N LINE OF DEG 50' RIGHT 643 FT, TH DEFL 84 DEG 05' LEFT 80 FT, TH E'LY 138.55 FT IN E&W 1/4 LINE AND PARA LLEL TO THE SURVEY LINE OF U.S. 23 RELOCATION

Zoning Board of Appeals Hearing Application Supplemental Information

(4) NON-CONFORMING STATUS:

(A) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):

Our building is an existing nonconforming structure on an existing nonconforming lot. The minimum lot area in the General Commercial (GC) district is one acre, and our site is 0.6 acres. The minimum rear and side yard setbacks of the GC district are 20 feet and the minimum front yard setback is 35 feet. Our existing building encroaches approximately 9 feet into the side yard setback along the north side of the lot. We are requesting a dimensional variance to construct an addition on the rear of the building. This addition is necessary to correct a building code violation that existed long before we purchased the property in 2013.

(5) VARIANCE REQUEST:

...identify each section of ordinance from which Variance is requested:

We are requesting a variance from Sec. 36-392. "Regulations and standards" (4) Side yards. The ordinance states that "Least width of either yard shall not be less than 20 feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than 35 feet". As stated above, our existing building encroaches approximately 9 feet into the side yard setback along the north side of our lot. The building addition that we are proposing will also encroach into this setback area even though the addition will not protrude north of the existing northern elevation of our building.

(B) Describe reason/need for Variance:

Shortly after we purchased the building in November 2013, we submitted a FOIA request to Northfield Township to obtain information on any building permits issued for our property in the past. At that time, the Building Inspector informed us that a letter discovered while fulfilling our FOIA request stated that the stairs in our kitchen that lead to the second story of our building were built without pulling the required building permits. He stated that the stairs were not up to the current code and would need to be corrected for us to keep using the second floor of our business. From our understanding, this letter had gone unnoticed and unenforced for over 13 years.

To build stairs in compliance with the building code, we need to construct a two-story addition to the rear of the building. The proposed addition will be 391 square feet and would encroach approximately 9 feet into the side yard setback along the north side of our lot.



If we built the addition to conform with the current ordinance, the addition would not be wide enough to accommodate the stairs and correct the issue.

(C) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or building in the same district:

We have several special conditions due to the age of our lot and building. As we stated above, the size of our lot is 0.6 acres. Under the current ordinance, the minimum lot size in the GC district is 1 acre. If we were required to build a new structure in compliance with the current ordinance standards, the new building would not be large enough for most commercial uses permitted under GC zoning district.

(D) Did the special condition or circumstances arise from your actions...Describe:

The special conditions and circumstances did not arise from our actions – they were present well before we purchased the property. We had no intention of building an addition to the building, until we found out about the pre-existing issues via a FOIA request.

(E) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

This variance is necessary for us to continue using the second story of our building. Right now, space is at a premium. Our existing first floor is 1,979 square feet and is primarily occupied by the bar, dining area, restrooms and kitchen. There is absolutely no space on the ground floor for the office and storage uses that currently occupy the second floor space of approximately 441 square feet.

Initially, the Building Inspector suggested that we construct an open staircase on the exterior of the building, rather than constructing an addition. We objected to this solution for a couple reasons:

- Safety: having an open staircase on the back of the building would give people direct access to the upstairs area where we keep our safe, liquor and other valuable items.
- Appearance: an open staircase would not be as aesthetically pleasing as an addition. We have worked diligently over the past 3.5 years to improve the appearance of our building through new siding, painting and maintenance.

To not be able to continue using our second story would deprive us of the right to be able to accommodate the demands of our business and successfully run it. We believe that an addition, while it may cost more than an open staircase, is the best long-term solution to adequately address the issue with the interior stairway.

(F) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:



The 9' side yard variance is the minimum necessary to allow for a reasonable utilization of the land or structure because it will make it possible for us to accommodate a new interior staircase to comply with the current building code.

(G) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

The requested variance would be in harmony with the intent of the ordinance because it will allow for the addition to fit seamlessly into the current building envelope and be virtually unnoticed from the front, while also accommodating the required interior stairway. It is also supports the health, safety and welfare of the area because it will allow us to keep our building secure.

(H) I, the applicant, request the Zoning Board of Appeals grant the following:

Dimensional variance to allow for addition to rear of building that will encroach approximately 9' into side yard setback along the north side of the lot.



NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Regular Meeting August 21, 2017

1. CALL TO ORDER

The meeting was called to order by Jacqueline Otto at $7:10\ \text{P.M.}$ at $8350\ \text{Main}$ Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Greg Kolecki
Jacqueline Otto
Stephen Safranek
Amy Steffens
Gary Wellings
Jeff Lehrke, Alternate
(Presence not required)
Present
Present
Present
Present

Also present:

Mary Bird, Assessing & Building Assistant Planning Consultant Vidya Krishnan Township Manager Steven Aynes Members of the public

4. ADOPT AGENDA

 Motion: Kolecki moved, Lehrke supported, that the agenda be adopted as presented.
 Motion carried 4—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. Case #JZBA170003; Hatfield Holdings, LLC; Location: 8475 Main Street; Request for variance from Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, from 20 feet required to proposed 11 feet. Parcel 02-08-250-017; zoned GC—General Commercial.
- Motion: Lehrke moved, Kolecki supported, that the public hearing be opened.
 Motion carried 4—0 on a voice vote.

Planning consultant Krishnan explained that the proposed addition to the rear of the Bobberdown restaurant would relocate a stairway and provide additional storage. She reviewed the standards for determination, including the following comments:

 The existing building, probably built before adoption of the zoning ordinance, does not comply with building setbacks.

- The proposed addition is no closer to the property line than the existing building, and meeting the building setback would not allow building codes for relocation of the stairway to be met.
- Strict compliance with the building setback requirement would probably not allow the addition to be built, and the addition is proposed to correct building code problems and to improve the interior functionality of the building.
- This will not adversely affect neighboring properties or public welfare.

Bobberdown owner Debra Hatfield explained that this small addition will address a building code violation identified some time ago and provide additional storage and office space, but will not enlarge the kitchen.

Krishnan recommended approval of the requested variance based on compliance with the findings of fact.

Motion: Kolecki moved, Lehrke supported, that the public hearing be closed.
 Motion carried 5—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. Case #JZBA170003; Hatfield Holdings, LLC; Location: 8475 Main Street; Request for variance from Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, from 20 feet required to proposed 11 feet. Parcel 02-08-250-017; zoned GC—General Commercial.
- ▶ Motion: Lehrke moved, Wellings supported, that in case #JZBA170003, Hatfield Holdings, LLC, 8475
 Main Street, zoned GC-General Commercial, for a proposal to construct a 2-story, 391 square foot addition on the rear (west side) of the building, which necessitates a variance from the Article XIV, Section 36-392(5), Subsection (4)b, side yard setback, of the zoning ordinance, which requires a side yard setback of 20 feet, a variance of 9 feet (providing a setback of 11 feet) is granted, subject to the findings of fact listed in the McKenna letter of July 21, 2017.

Motion carried 4—0 on a roll call vote.

Northfield Township Zoning Board of Appeals Minutes of Regular Meeting Public Safety Building; 8350 Main Street August 21, 2017

Zoning Administrator Quarterly Report, 3/1/17-6/30/17.

Krishnan noted many zoning compliance permit applications during this period. She noted that many were well-prepared while others required her assistance. She said some did not meet zoning ordinance requirements, so she was required by the ordinance to deny them, and most applicants were willing to revise their applications to meet ordinance requirements. She noted that some applicants were not happy with denials, and the zoning ordinance includes provisions for them to appeal decisions.

9. MINUTES

March 20, 2017, and March 30, 2017

▶ Motion: Lehrke moved, Kolecki supported, that the minutes of the March 20, 2017 regular meeting and the March 30, 2017, joint meeting with the Planning Commission be approved as presented. Motion carried 3—1 on a voice vote, Wellings abstaining.

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

No comments.

12. ANNOUNCEMENT OF NEXT MEETING

September 18, 2017, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

13. ADJOURNMENT

Motion: Otto moved, Wellings supported, that the meeting be adjourned.
 Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:32 P.M.

Prepared by Lisa Lemble.	
Corrections to the originally issued minutes are in Wording removed is stricken through; Wording added is underlined.	ndicated as follows:
Adopted on, 2017.	
Stephen Safranek, Chair	Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/zoning_board_of_appeals/

Mary Bird

From:

Marcus McNamara <marcus.mcnamara@ohm-advisors.com>

Sent:

Wednesday, September 13, 2017 12:18 PM

To:

Mary Bird

Subject:

Re: Hatfield Holdings

The comments from our letter were more to clarify existing conditions. We do not take exception to placing this on the PC agenda and will attend to answer any questions.

-Marcus

On Sep 11, 2017, at 1:42 PM, Mary Bird < birdm@Northfieldmi.gov > wrote:

Hello Marcus,

Do you have a status with Hatfield Holdings, we are trying to get them on the agenda. My last letter from you was dated April 25, 2017 which had some items to be addressed. Thank you for your time on this matter.

Mary L. Bird Assessing/Bldg. Asst Northfield Township 734 449-2880 x 17



ARCHITECTS. ENGINEERS. PLANNERS.

April 25, 2017

Northfield Township Building & Zoning Department 8350 Main Street, Suite A Whitmore Lake, Michigan 48189

Regarding: Bobber Down Building Addition

Site Plan Review #1

OHM Job Number: 0151-17-1041

We have reviewed the site plan material, received by this office on April 6, 2017 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by A.Lane Architechture with a date of March 2, 2017. The applicant is requesting Site Plan approval for a building addition to an existing bar/restaurant. A general summary of the site, followed by our review comments and recommendations is noted below.

General

The existing site is located on parcel #B-02-08-250-017 with address 8475 Main Street. The site is currently zoned as GC, General Commercial. The applicant is proposing a 249 sft addition to the existing two story building. The total area of the existing building and the proposed addition will be 2917 sft.

Utilities

The plans do not indicate any onsite utilities. The plans shall include the locations of any onsite wells, septic system, and water and sewer service lines.

Paving/Access/Grading

The site access is by Main Street where the existing parking lot directly abuts the road for nearly the entire width of the parcel.

The parking lot is paved with asphalt, and no improvements are proposed to the on-site parking. There are 40 spaces, which exist on site and are to remain following the proposed improvements. We note that no barrier free spaces are noted on the plan, but they do exist on the site. The majority of the parking is provided behind the existing building. A few spaces do exist along the side of the lot and along the front of the building.

No grades are shown on the provide plan. Existing and proposed grades shall be shown via contours or spot grades.

Drainage

The proposed building addition is within the existing on site pavement and will not have any impact to the amount of impervious surface on site, or increase the volume of storm water run-off. Two newly proposed downspouts are identified on the plan. The plan shall identify the current drainage patterns of the existing building and parking lot to verify the proposed downspouts are not altering how the site drainage functions.

It is noted that a catch basin exists in the parking lot near Main Street. The rim elevation as well as any invert elevations and directions shall be identified on the plan.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.

Conclusion and Recommendations

As submitted, the Site Plan does not appear to be in substantial compliance with the Northfield Township Site Plan requirements. We recommend that these comments be addressed prior to consideration of the Site Plan for approval by the Planning Commission. Please note that additional comments may be generated on future reviews based upon revised material being presented.

- 1. All underground utilities and services shall be identified on the plan. This includes water and sewer lines to the proposed building.
- 2. The existing site drainage pattern, downspout locations and grades shall be provided on the plan.
- 3. Dimensions of the building, including the existing structure and finished floor elevations shall be provided on the plan.
- 4. The plans shall dimension the parking spaces, aisle width and distance to parking from the edge of Main Street.
- 5. The following site plan requirements shall also be included on the site plan:
 - a. Owner and applicant contact information.
 - b. Location map.
 - c. Property legal description with bearing & distances shown on the drawing.
 - d. Zoning and use of abutting parcels.
 - e. Identify any adjacent driveways, parking lots or other improvements.
 - f. Location and description of any existing or proposed landscaping berms, fences, walls, etc.
 - g. All landscaping plant materials and size.
 - h. Lighting plan shall be included.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or marcus.mcnamara@ohm-advisors.com

Sincerely,

OHM ADVISORS

Marcus J McNamara

cc: Marlene Chockley, Township Supervisor (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Larry Roman, Planning Commission Chair (via e-mail)
Patrick Sloan, MCKA, Township Planner (via e-mail)
Debra Hatfield, Applicant, (via e-mail)
File

September 13, 2017

Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189-0576

Subject: Site Plan Review #2; Bobber Down / 8475 Main Street; Plans dated September 2, 2017 Original application received by Township on March 31, 2017

Dear Commissioners:

We have reviewed the revised site plan documents submitted by Kristen Delaney for an addition to the Bobber Down restaurant at 8745 Main Street. The original site plan was dated March 2, 2017, and the plan was updated on June 13, 2017 and September 2, 2017 to incorporate input from our first site plan review letter dated April 25, 2017.

The existing first floor is 1,979 square feet with a proposed addition of 217 square feet, and the existing second floor is 441 square feet with a proposed addition of 174 square feet. The site is 0.6 acres and is zoned GC – General Commercial.



Aerial of Bobber Down site. Source: Washtenaw County GIS

COMMENTS

Our comments that follow are based on the requirements of the Northfield Township Zoning Ordinance, observation of the site, and sound planning and zoning principles.

20ning District and Land Use. Bobber Down is a restaurant and bar located in the GC – General Commercial district. Restaurants serving alcoholic beverages are permitted by right per Section 36-390(9) of the Zoning Ordinance, provided the gross receipts thereof derived from the sale of food and other goods and services exceed 50% of the total gross receipts. Bars or other similar establishments principally used for the sale of beer, wine, or intoxicating liquor for consumption on the premises, subject to the requirements of Section 36-710, are permitted as a Conditional Land Use per Section 36-391. A letter from Debra Hatfield dated June 27, 2017 states that the total gross receipts at Bobber Down are approximately 60% as food and merchandise, and 40% as beer, wine, and liquor. Therefore, Bobber Down qualifies as a restaurant.

- 2. **Future Land Use.** In the Northfield Township Master Plan, the future land use for this area is classified as Mixed Use North. The intent of the Mixed Use North designation is to provide areas where local service, commercial, office, and residential activities can all take place. The current use is compatible with the future land use designation.
- 3. **Dimensional Requirements.** The minimum lot area in the GC district is one acre, and the site is 0.6 acres. However, the use of a nonconforming lot is permitted, provided all of the setback, lot coverage, and height standards are met.

The minimum rear and side yard setbacks of the GC district are 20 feet, and the minimum front yard setback is 35 feet. The existing building encroaches approximately 9 feet in the side yard setback on the north side of the lot, which is an existing nonconformity that may continue. The building addition in Phase 1 is proposed to encroach into this setback even though the addition will not protrude further north of the existing northern elevation of the building. Our previous review letter suggested applying for a side yard setback variance as one option for dealing with this issue. The Zoning Board of Appeals granted a side yard setback variance at the meeting on August 21, 2017, so this issue is resolved.

The building is shorter than the maximum permitted height of 45 feet.

4. **Access and Circulation.** The site is accessed from Main Street. There is an existing parking lot behind the building with a two-way maneuvering lane that is 24 feet wide at the perpendicular spaces but only 17-19 feet wide next to parallel spaces near the entrance and exit. Section 36-762(12) of the Zoning Ordinance requires a 22-foot wide maneuvering lane for perpendicular spaces, but does not have a minimum width for maneuvering lanes adjacent to parallel spaces. If there are no objections from the Fire Department, we recommend the current maneuvering lane width is maintained.

5. Parking and Loading.

a. **Parking Calculations.** Parking calculations are shown on the site plan. Based upon our calculations, the parking requirements are described in the following table:

Use	Ordinance Standard	Number of Parking	Number of Parking
		Spaces Required	Spaces Provided
Restaurants, cocktail	One space for each two	Max. occupancy =	40 spaces
lounges, taverns and	patrons of maximum	70 patrons	
night clubs	seating capacity, plus	(70/2) = 35 spaces	
	One space for each two	5/2 = 2.5 spaces	
	employees		
	Total	38 spaces	40 spaces

The existing parking lot has 40 spaces which meets and exceeds the 38 spaces required by the Zoning Ordinance. Most spaces are behind the building, with parallel spaces on the south lot line and 4 spaces accessed directly off Main Street in front of the building.

b. Under Section 36-762(b) (1) off-street parking spaces and driveways shall be setback at least 10 feet to any lot line, unless a wall, screen, or compact planting strip is provided as a parking barrier along that lot line. The only parking space within 10 feet of any lot line is the existing northernmost parking space in front of the building. Although this is

an existing space and is permitted to continue, we recommend a compact planting strip be installed on the north side of this space, similar to the shrub row on the south edge of the parking lot.

- c. Under Section 36-762(b) (2), off-street parking spaces shall not be located in the front yard setback. The 4 spaces in front of the building are all in the front yard setback, and this was an existing condition prior to this site plan review. Thus, these parking spaces may continue as currently configured.
- d. Under Section 36-762(b) (12), all off-street parking spaces shall be at least 10 feet wide and at least 200 square feet in area. The spaces are 9 feet wide, which was an existing condition of the site. The parallel spaces are marked as 23 feet long, and the spaces in the back of the building are marked as 20 feet long, still leaving 24 feet of width for the maneuvering lane behind the building.
- e. There is a 10 foot by 55 foot loading space shown in the middle of the parking lot in the back of the building. The size meets the minimum requirement of Section 36-766(a) (2). The plan states no loading or unloading will take place during regular business hours, so there is no conflict with the parking spaces located here.
- 6. **Dumpster Enclosure and Screening.** Section 36-701(3) requires that dumpsters are located an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. Phase 2 of the proposed construction on the site will include a new dumpster enclosure. The plan states that the enclosure will be a wood fence on 3 sides of the dumpster, and a concrete pad would be constructed as well per Section 36-701(3). An elevation photo of the dumpster enclosure is indicated on Sheet C1.0, and is proposed to be installed in Phase 1. The dumpster pad is approximately 10 feet by 20 feet.
- 7. **Stormwater Management.** The site is an existing development, and no changes to the existing paving or grading are proposed, besides the new building additions. We defer to the Township Engineer regarding any potential issues with stormwater management.
- 8. Landscaping. The site includes some existing landscaping, including two deciduous trees and a shrub row along the southern edge of the parking lot. Because the site is only 0.6 acres and is almost entirely covered by the building or by paved surfaces, there is little opportunity for any comprehensive landscaping on the site. However, there is unpaved area along the south and west sides of the site, and we recommend installing landscaping within these unpaved areas to help meet the Zoning Ordinance requirements. Section 36-722(m) requires 1 canopy tree per 8 parking spaces. With 40 parking spaces proposed, 5 canopy trees are required. We recommend that additional trees be shown on the plans, if possible. Landscaping materials used on the site shall comply with Section 36-722 of the Zoning Ordinance.
- 9. **Architecture and Building.** Floor plans were included with the site plan, along with the section view of part of the building. Elevation drawings are shown on Sheet A1.1. The building addition will match the materials and style of the existing building.
- 10. **Lighting.** Section 36-728 of the Zoning Ordinance requires site plans to include the light fixture specifications and cut sheets, as well as a photometric plan. The plan includes information on a new light fixture to match the existing, as well as locations and a photometric plan. No changes to the style or locations of lighting on the site are proposed.

11. **Signage.** No new signs are proposed on the site plan. There is an existing wall sign facing Main Street. Any changes to the signage must be noted on the plans.

RECOMMENDATION

Although the site is mostly in conformance with the Zoning Ordinance, there are several items missing from the site plan. However, the scale of these items are relatively small and thus we recommend the approval of the site plan subject to the following conditions.

- 1. We recommend that a compact planting strip be installed on the north side of this space, similar to the shrub row on the south edge of the parking lot.
- 2. We recommend installing landscaping in unpaved areas on the site to help meet requirements of the Zoning Ordinance.
- 3. We recommend that up to 5 canopy trees be shown on the site plans, if possible. Landscaping materials used on the site shall comply with Section 36-722 of the Zoning Ordinance.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA ASSOCIATES

Paul Lippens, AICP

Senior Principal Planner

Stephen Hannon, AICP

Assistant Planner

cc: Marlene Chockley, Township Supervisor

Kathleen Manley, Township Clerk

Tim Hardesty, Township Wastewater Superintendent

William Wagner, Township Public Safety Director

Kurt Weiland, Building Official

Jacob Rushlow, P.E., Township Engineer, OHM

Marcus J. McNamara, OHM

Vidya Krishnan, Senior Planner, McKenna Associates

Debra Hatfield, Owner, Bobber Down

Kristen Delaney, Applicant

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting September 6, 2017

1. CALL TO ORDER

The meeting was called to order by Secretary John Zarzecki at 7:04 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

Janet Chick Present (arrived at 7:10 P.M.)

Brad Cousino Present

Sam Iaquinto Absent with notice

Cecilia Infante Present

Larry Roman Absent with notice

Amy Steffens Present John Zarzecki Present

Also present:

Assessing & Building Assistant Mary Bird Planning Consultant Paul Lippens, McKenna Associates Township Manager Steven Aynes Recording Secretary Lisa Lemble Members of the Community

4. ADOPTION OF AGENDA

 Motion: Cousino moved, Infant supported, that the agenda be adopted as presented.
 Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, made suggestions for updating the zoning ordinance.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

[Chick arrived].

9. REPORTS

9A. Board of Trustees

Chick reported that on August 29th the Board approved funding for the Parks & Recreation Board and People's Express, heard a report from the code enforcement officer, approved the purchase of a new fire truck, and approved the construction of temporary walking paths in the new Community Park.

9B. ZBA

Steffens reported that the ZBA granted a side yard setback variance for the Bobberdown Restaurant on August $21^{\rm st}$.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

In addition to Infante's report about the Downtown Planning Group, Lippens said the current plan is to present the RFP/RFQ to the Township Board on September 12th, followed by presenting a synthesis plan for North Village before proceeding with an RFP.

9E. Parks and Recreation

No report.

9F. Downtown Planning Group

Infante reported the Downtown Planning Group met with the DDA on August 28th and made plans for presenting the Strategic Action Plan for the downtown to the Planning Commission and Township Board.

10. UNFINISHED BUSINESS

10A. Further Discussion of Proposed Zoning Ordinance Amendments: Signs.

Lippens reported he is making revisions based on the comments made by Commissioners at the August $16^{\rm th}$ meeting during their initial review of the proposed changes. Commissioners continued the review, and comments included:

- Lippens will check on whether deed restrictions or sign regulations set by homeowners associations supersede local regulations.
- Signs in existence at the time of adoption of new regulations would be allowed to stay per Section 36-804 as legal, non-conforming signs.

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- The frequency of electronic message signs at a minimum of 30 seconds per message probably does not constitute a distraction to drivers, so no change is recommended.
- Small, moveable "Slow," and "Watch for Children" types of signs are considered permitted crossing features, although on private residential property they would be regulated as a residential sign.
- Election signs may be put up 30 days before an election, but must be removed within 24 hours after the election.
- There was discussion about whether the statement in 36-805 (2) should be changed to, "Signs requiring building permits shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose." Lippens said he would look into whether there would be any unintended consequences of making that change.
- Lippens said these proposed regulations seem reasonable without over regulating or inhibiting creativity. He said sign pollution can be a real problem, and that is not desired in this community.

Lippens said he will issue a revised draft to Commissioners for consideration at a future meeting.

11. NEW BUSINESS

12. MINUTES

Motion: Chick moved, Cousino supported, that the minutes of the August 16, 2017, regular meeting be approved as presented, and to dispense with the reading. Motion carried 5—0 on a voice vote.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Chick reported that two speakers asked the Township Board at their last meeting to adopt medical marijuana regulations, and the office has been getting calls about this as well.

15. ANNOUNCEMENT OF NEXT MEETING

September 20, 2017, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

Motion: Cousino moved, Zarzecki supported, that the meeting be adjourned. Motion carried 5-0 on a voice vote.

The meeting was adjourned at 7:58 P.M.

None.	
Prepared by Lisa Lemble.	
Corrections to the originally issued minutes are indicat	ed as follows:
Wording removed is stricken through;	
Wording added is <u>underlined</u> .	
Adopted on, 2017.	
Larry Roman, Chair	Iohn Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/