

City of Southgate

PLANNING COMMISSION AGENDA

Monday, October 10, 2022

6:30 p.m. – Informal Planning Commission/Work Study Meeting

7:00 p.m. – Regular Planning Commission Meeting

A. Roll Call: Anderson, Biskner, Clark, Crawford, Gawlik, Godbout, Orman, Pricilla Ayres-Reiss, Yoos

B. Minutes:

- 1) Minutes of Planning Commission Meeting dated September 12, 2022
- 2) Minutes of Informal Planning Commission Meeting dated September 12, 2022

C. Persons and/or Petitioners:

D. Public Hearings:

- 1) Public Hearing for Ordinance amendments in Section 1298.13 and 1298.17

E. Officials' Reports:

F. Correspondence:

G. Old Business:

- 1) Ordinance Amendment for Section 1298.18 (Sign Ordinance)
 - a. Intent and Purpose
 - b. Definitions

H. New Business:

Adjournment:

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09-20-2022

Next Meeting: 11/14/2022

City of Southgate
Planning Commission Informal Meeting

September 12, 2022

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 12, 2022 and called to order by Chairperson Ed Gawlik, at 7:00 p.m.

PRESENT: Patricia Anderson, Ed Gawlik, Linda Clark, Chad Godbout, Leticia Crawford
James Yoos, Priscilla Ayers-Reiss

ABSENT: Barbara Biskner, Jerry Orman (both excused)

ALSO PRESENT: Plan Consultant John Enos and Alissa Starling, City Attorney Ed Zelenek, Building
Official Tim Leach, City Administrator Dan Marsh, Council Member Colovos

Discussion was held on Commercial and Industrial Building Façade Materials, especially in regard to older buildings requesting to “paint” traditional brick and stone surfaces which typically does not hold up and aesthetically is not as attractive as more natural materials. That said and in working with the Building Director a public hearing will be set for Section 1298 Zoning Amendments.

Discussion was held on revision to the Sign Ordinance. Will discuss further at the next meeting.

The meeting ended at 7:29 p.m.

City of Southgate
Planning Commission Meeting
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ALSO PRESENT: Plan Consultant John Enos and Alissa Starling, City Attorney Ed Zelenek, Building Official Tim Leach, City Administrator Dan Marsh, Council Member Colovos

Minutes:

The first order of business is approval of the minutes from the July 11, 2022 Planning Commission meeting.

Moved by Anderson, supported by Clark, that the minutes of the Planning Commission Meeting dated July 11, 2022 be approved. MOTION APPROVED UNANIMOUSLY.

Public Hearings: None.

Officials' Reports: None.

Correspondence: None.

Old Business: None.

New Business:

Ordinance Amendments Section 1298 and Section 1422 Building Ordinance.

Discussion was held on Commercial and Industrial Building Façade Materials, especially in regard to older buildings requesting to “paint” traditional brick and stone surfaces which typically does not hold up and aesthetically is not as attractive as more natural materials. That said and in working with the Building Director a public hearing will be set for Section 1298 Zoning Amendments.

Also, have been working on the Sign Ordinance, look over handout of possible changes, will have a clean copy at the next meeting for review.

Moved by Ayers-Reiss, supported by Crawford, to set a Public Hearing for Section 1298 Zoning Amendment for the next meeting, October 10, 2022. MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Yoos, supported by Godbout, that this meeting of the Planning Commission be adjourned at 7:40 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairperson, Planning Commission
as

City of Southgate

An amendment to the City of Southgate Zoning Ordinance to revise Section 1298.18 (Signs) and promote the effective regulation of said section.

1298.18 SIGNS.

Amendment of Section 1298.18 is hereby amended to add the following intent and purpose:

The intent of this article is to regulate the location, size, construction, and manner of display of signs in order to minimize their harmful effects on the public health, safety and welfare. While this article recognizes that signs are necessary to satisfy the needs of sign users for adequate identification and communication, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential areas of the City, conflicts between different types of land use, reduction in traffic safety to pedestrians and motorists, and other impacts that are contrary to the purposes, intent, and interests identified in this section.

The following municipal interests are considered by the City to be compelling government interests. Each interest is intended to be achieved in a manner that represents the least restrictive means of accomplishing the stated interest, and in all events is intended to promote an important government interest that would not be effectively achieved absent the regulations in this Section.

- (a) **Public Safety.** Maintaining pedestrian and vehicular safety are predominant and compelling government interests throughout the City, with particular emphasis on the safety of pedestrians, reducing distraction of motorists, and requiring proper maintenance and/or structurally unsafe signs to be repaired or removed.
- (b) **Character and Quality of Life.** Achieving and maintaining attractive, orderly, and desirable places to conduct business, celebrate civic events, entertain people, and provide for housing opportunities is directly related to the stability of property values needed to provide and finance quality public services and facilities within the City. This article intends to allow signs that are of sufficient, but not excessive, size to perform their intended function as necessary to provide and maintain the City's aesthetic character and support neighborhood stability.
- (c) **Economic Development and Property Values.** The establishment of the restrictions in this section has a direct relationship to creating stability and predictability, allowing each private interest to secure reasonable exposure of signage, and thus promoting business success. The application of the restrictions in this article allows businesses to reasonably command attention to the content and substance of their messages while concurrently

allowing the promotion of other visual assets, including (without limitation) landscaping and architecture, all of which contribute to economic development and property value enhancement.

- (d) **Avoidance of Nuisance-Like Conditions.** Due to the concentration of people and activities, there is a potential for, and it is a compelling interest to avoid, blight, physical clutter, and visual clutter in the City. The result of these conditions leads to diminished property values, reduced attractiveness of the community, and reduced quality of life within the districts. Minimum regulations that substantially relate to signage are important and necessary for the maintenance and well-being of positive conditions, good character, and quality of life in the City. Ultimately, these regulations are compelling and important for the protection of all police power values.
- (e) **Property Identification for Emergency Response and Wayfinding Purposes.** Locating a business or residence by police, fire, and other emergency responders can be a matter of life and death, and thus it is a compelling interest to ensure that proper, understandable, unambiguous, and coordinated signage be permitted and required, and specifications for such purposes can be accomplished in a simple and narrow manner. Wayfinding for vehicular and pedestrian purposes is also a compelling interest to avoid confusion in public rights-of-way, and unnecessary intrusions on private property. Sign specifications for such wayfinding can be coordinated with property identification for such emergency and other purposes.
- (f) **Protection of the Right to Receive and Convey Messages.** The important governmental interests and regulations contained in this article are not intended to target the content of messages to be displayed on signs, but instead seek to achieve non-speech objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this article is intended to prohibit the right to convey and receive messages protected by the First Amendment of the United States Constitution.

(a) *Definitions.*(b) **"Sign."** Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which is intended to communicate a message and, which is located upon any land or in any building.

The following additional definitions shall apply when used in this section and in the regulation of signs:

- (1) **"Abandoned sign."** Any sign used in conjunction with a business that has not been in operation for a period of at least six months.
- (2) **"Alteration."** A change of the size, shape, area, height, material, illumination, material, or any other dimensional parameter of an existing sign. A change to or replacement of the copy of the display or sign face of an existing sign is not a sign alteration.

- (3) "Animated sign." Any sign that uses movement or change of lighting to depict action or create a special effect or scene.
- (4) "Awning." Refer to "canopy or awnings" below.
- (5) "Balloon." A flexible, nonporous container that can be of various shapes which is filled with a gas causing it to inflate. Often the gas is lighter than air to allow the balloon to rise and float in the atmosphere.
- (6) "Banner." Any lightweight fabric or similar material that is mounted to a pole or a building by a permanent frame at one or more edges.
- (7) "Beacon." Any light with one or more beams directed into the atmosphere or directed at one or more points not in the same zoning lot as the light source; also, any light with one or more beams that rotate or move.
- (8) "Billboard" Any sign which contains a message or advertises an establishment, product, service, space or activity not available on the lot on which the sign is located.
- (9) "Building marker." Any sign indicating the name of a building, date of construction, and any incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.
- (10) "Canopy or awning." A retractable or fixed shelter constructed of materials on a supporting framework that projects from the exterior wall of a building. A canopy or awning is placed over a door, window, entrance, outdoor service area or entire building.

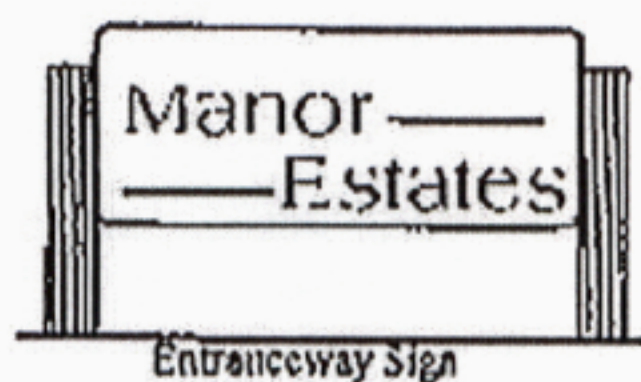


- (11) "Canopy or awning sign." Any sign that is an integral and permanent part of an awning, canopy or other fabric, plastic or structural protective cover.
- (12) "Channel letter sign." A sign consisting of fabricated or formed three-dimensional letters, fastened to a building surface or other support structure, which may accommodate a light source.
- (13) (12) "Compatible." To be harmonious, consistent, or in keeping with the character of the surrounding environs.

(14) "Copy Area." The message or advertisement, and any other symbols, on the face of a sign.

(15) (13) "Directional sign." A permanent sign devoted to identifying points of ingress or egress on the property, orienting pedestrians and vehicles within the property, or directing the flow of pedestrian or vehicular traffic throughout the property.

(16) (14) "Directory sign." A sign, which indicates the tenants and their suite locations within a multi-tenant building.



(17)

(18)

(19) (15) "Electronic Message sign." Refers to any sign that displays its message via a lighted digital face with the capability to change the sign's message by computer control.

(20) (16) "Entranceway sign." A monument sign that is located at or near the entranceway to a residential, industrial, or commercial subdivision, apartment complex, condominium development, or other integrated or coordinated multi-parcel development or permitted institution, from a public right-of-way.

(21) "External illumination. Sign." A sign illuminated by light sources outside of the sign.

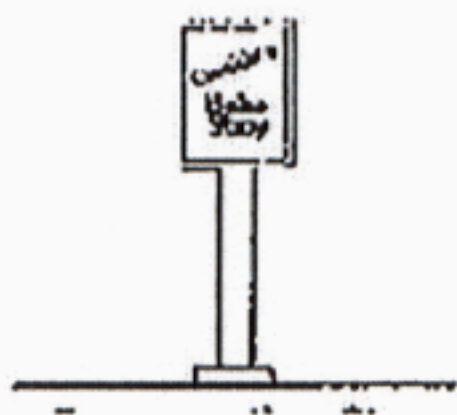
(22)) "Flag." Cloth containing distinctive colors, patterns, or symbols used to distinguish a government, political subdivision, or other political entity.

(23)) "Flashing sign." A sign that employs lighting that flashes, blinks, moves, oscillates or varies in intensity more frequently than once every three seconds and is not an animated sign or a reader board sign.

(24)) "Freestanding sign." Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. Freestanding signs include pole and monument signs.

(25) "Government/Regulatory Sign." Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee or agent thereof, in the discharge of official duties.

- (26) "Internal illumination, sign." A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside of the sign.
- (27) "Marquee sign." A permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and providing protection from the elements that displays upcoming or current attractions or performances.
- (28)) "Message board sign." A freestanding temporary sign typically designed as an A-frame, T-frame, menu, or sandwich board.
- (29)) "Monument sign." A freestanding sign, supported by a foundation other than support poles, which the entire bottom of said sign is in contact with the ground in a permanent location.
- (30)) "Mural." A design or representation painted or drawn directly on an exterior surface of a structure or building.
- (31)"Nonconforming Sign." A sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.
- (32)) "Pennant." Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.
- (33)) "Placard." A sign that provides notices of a public nature, such as "No Trespassing" or "No Hunting" signs.
- (34)) "Permanent signs." Any sign, which has a permanent location on the ground or which is attached to a structure having a permanent location and which meets the structural requirements for signs as established in this section and in the Current Michigan Building Code.



- (35) "Pole sign." A freestanding sign, which is supported by one or more poles that are attached to the ground in a permanent location and is separated from the ground.
- (36) "Portable sign." Any sign not permanently attached to the ground or other permanent structure, as a sign designed to be transported, including but not limited to signs transported by means of wheels; A- or T-frames; menu and sandwich boards; and, balloons, banners or umbrellas.

- (37) "Projecting Sign." A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee.
- (38) (26 "Reader board." A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. Also includes electronic reader board signs that can be changed or rearranged without altering the face of the surface of the sign. "Roof sign." Any sign erected or constructed wholly on and over the roof of a building, supported by the roof structure.
- (39) "Roof sign, integral." Any sign erected or constructed as an integral part of a normal roof structure such that no part of the sign extends vertically above the highest portion of the roof and such that no portion of the sign is separated from the rest of the roof by a space of more than six inches.
- (40) "Sign display area." That part of the sign upon, against, or through which the content is presented or illustrated.
- (41) "Streamer." A long, narrow strip with attached flags, pennants or banners resembling or suggesting "streaming" or "floating" in the wind.
- (42) "Temporary sign." Any sign that is used only temporarily and is not permanently mounted; this shall include painted window signs.
- (43) "Valance." That portion of a canopy/awning that hangs parallel to the building facade and is not larger than twenty-five percent (25%) of the total area of the structure and is used as a decorative heading.
- (44) "Vehicle sign." A sign erected on or affixed to a vehicle where the principal purpose of the vehicle is to serve as a sign or sign structure.



- (45) "Wall sign." Any single faced sign that is attached directly parallel to a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or structure, this shall include permanent window signs.
- (46) "Window sign." Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service,

that is placed inside a window located on a wall or door or upon the window panes or glass and is visible from the exterior of the structure.