

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION**MINUTES OF MEETING HELD THURSDAY, JULY 9, 1998**

Agenda**TEXT AMENDMENT: SECTIONS 76.100 AND 11.560: Signs and Billboards****WORK SCHEDULE REVIEW**

A meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, July 9, 1998, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

Members present: Wilfred Dennie, Chairperson
Marvin Block
Ted Corakis
Elizabeth Heiny-Cogswell
Ken Heisig
Millard Loy
Lara Meeuwse

Also present was Michael West of the Planning and Zoning Department, Scott Paddock, Township Enforcement Officer, and one interested party.

CALL TO ORDER

The Chairperson called the meeting to order at 7:00 p.m.

AGENDA

Mr. Loy moved to approve the agenda as submitted. Mr. Block seconded the motion, and the motion carried unanimously.

MINUTES

The Planning Commission considered the minutes of the meeting of June 25, 1997. Mr. Block moved to approve the minutes as submitted. Ms. Meeuwse seconded the motion, and the motion carried unanimously.

Mr. Corakis entered the meeting at 7:05 PM

TEXT AMENDMENT - SECTIONS 76.100 AND 11.560: SIGNS AND BILLBOARDS

The Chairperson stated that the Planning Commission (Zoning Board at the time) had developed a proposal for these ordinances in 1992. The Township Board had referred the proposed ordinances back to the Planning Commission (Zoning Board) but it was felt that there wasn't enough guidance from the Township Board as to what they wanted this Board to review again. Therefore, the proposal was not dealt with again. Recently, there has been a renewed interest in these ordinances so it was placed on our work plan. Tonight's objective is to review the ordinance as it is today with the 1992 proposal, with two goals: keeping it simple and recognizing temporary signs.

David Bushouse, 992 North 7th St., wondered if individuals from 3 churches had been notified of our meeting as they had written letters to the Township of their concerns with temporary signage. The Chairperson explained that this was a Planning Commission work session and members of the public are always welcome. However, it would be advertised when this Board would be holding a public hearing on the matter. He also stated that it is difficult to single out certain individuals for notice; perhaps a telephone call to key individuals might be a better route to go.

The Commission reviewed the existing two ordinances with the 1992 proposal. Mr. Scott Paddock, Township Enforcement Officer, had written a memo to this Board about his review of other jurisdictions' ordinances as well as areas where signage is "misused". The Board discussed these with him during the review of applicable sections and changes were made to some of the sections. The next step is to incorporate these changes and return a draft to Commission members. At this work session review we will also discuss temporary signage.

WORK SCHEDULE REVIEW

Mr. West stated that the work schedule included in our packet was proposed by Ms. Harvey, who has been retained as a consultant with the Township. Although it is a very rigorous schedule, the Commission members agreed to adhere to it as much as possible considering applications and other requests that may be presented to us.

OTHER BUSINESS

The Chairperson informed the Commission members that Mr. West would be leaving the Township, as he had accepted a position with the City of Portage and this would be his last meeting with us. Commission members expressed their thanks to Mr. West for his efforts in working with us and we were sad to see him leave.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

By: *Lara Meeuwse*
Lara Meeuwse, Secretary

Minutes prepared:
7/13/98

Minutes approved:
8/13/98

AGENDA: _____

DATE: July 9, 1998

MINUTES: Planning Commission

SENT: August 21, 1998

ZBA

- Lara M.
- Dave B.
- ✓ Bill S.
- ✓ Brian
- ✓ Tom B.

PEOPLE

Home Builders Association
5700 West Michigan
Kalamazoo, MI 49009

Oshtemo Business Association
P.O. Box 1
Oshtemo, MI 49077

PC

- ✓ Libby
- ✓ Marvin
- ✓ Lara
- ✓ Ken H.
- ✓ Millard
- ✓ Ted C.
- ✓ Wilfred

McGraw-Hill / F.W. Dodge
4000 Portage Road
Kalamazoo, MI 49001

8-11-98

TB

- ✓ Fred
- ✓ Dave B.
- Marvin
- ✓ Norm

OFFICE

- Rocky Jodi
- ✓ Bob
- ✓ Marci Steve
- ✓ Lois
- ✓ Ron
- ✓ Elaine
- ✓ Jim
- Attorney's
- Mike
- ✓ Ken
- ✓ Tobey
- ✓ Cathy
- ✓ Scott



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
616-375-4260 FAX 375-7180 TDD 375-7198

NOTICE

OSHTEMO TOWNSHIP PLANNING COMMISSION MEETING

**July 9, 1998
7:00 pm**

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - June 25, 1998
4. Text Amendment - *Section 76.000: Signs and Billboards*
 - Board Discussion
5. Proposed 1998/1999 Work Program Schedule
 - Board Review
6. General Discussion - Planning Commission Operations
7. Other Business
8. Adjourn

**** SCHEDULE OUTLINE**

July 14, 1998 Township Board Meeting

: Text Amendment - Section 64.000: Setback Standards (Set for 1st Reading)

July 23, 1998 Planning Commission Meeting

: Text Amendment - Stormwater Management (Draft #1): mtg with Twp Eng
: Board Discussion - Historical Resources Survey: mtg with Pam O'Conner
: Industrial Classification Review - Project Update



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To: Planning Commission

Meeting Date: 7-9-98

From: Planning/Zoning Department

Agenda Item: #4

Topic: Text Amendment - Board Discussion
Section 76.000: Signs and Billboards

Background:

- Between 1991 and 1993, the Zoning Board conducted extensive research and analysis in the development of proposed text amendments to Section 11.560 and Section 76.000. Below is a summary review of previous Zoning Board efforts and recommendations, and subsequent Township Board actions.

Proposed Text Amendments - Summary Review (1991-1993)

4-12-91: Application filed by the Kalamazoo New Car Dealer's Association for a text amendment permitting temporary signage for vehicle display lots.

7-11-91: Zoning Board Meeting - Four issues identified for review:

- 1) temporary signage for promotional events
- 2) temporary/seasonal advertising signage (i.e., banners)
- 3) directional/identification signage for vehicle sales lots
- 4) the definition of a 'sign'

8-8-91: Zoning Board Meeting - Review of existing sign provisions and their application to the four issues identified at 7-11-91 meeting. Based upon review, the following conclusions were noted:

- : Existing sign provisions permit a degree of 'temporary signage' through the use of window signs, copy boards, flags, etc.
- : Existing sign provisions adequately address 'on-site' directional and identification signage needs.

: Further review of the issue of 'temporary signage' was warranted.

: Review of existing definition of 'sign' was warranted.

8-22-91: Zoning Board Meeting

10-10-91: Zoning Board Meeting

11-14-91: Zoning Board Meeting

: Review conducted on a total of 21 community sign ordinances, and several articles and studies pertaining to the issue of signage and economic development.

: A review of the 21 different community sign ordinances revealed that nine (9) communities provided for temporary signage, nine (9) communities prohibited temporary signage, and three (3) communities provided only for temporary 'grand opening' signs.

: Zoning Board review and discussion revealed the following factors supporting a provision for temporary signage:

- 1) There is an apparent need.
- 2) Temporary signage provides for additional and inexpensive advertising.
- 3) Half of the communities reviewed allow for temporary signage.
- 4) Several neighboring communities allow for temporary signage.
- 5) Temporary signage serves to attract additional business.
- 6) In the past, temporary signage was a common method of advertising.
- 7) It has been suggested that temporary signage constitutes a right accorded under the right to free speech.

: Zoning Board review and discussion revealed the following factors opposing a provision for temporary signage:

- 1) Temporary signage has a way of proliferating making enforcement difficult and costly.
- 2) Temporary signage can result in visual clutter and negatively impact the appearance of a community.
- 3) Temporary signage can negatively impact traffic safety.
- 4) Temporary signage is difficult to define and regulate.
- 5) Other means to advertise temporarily are currently available.

- 6) Anything less than a total ban on temporary signage weakens the basis for temporary sign regulations.
- 7) No sound data has been provided supporting the notion that temporary advertising is effective in attracting additional business.
- 8) Litigation in recent federal cases has rejected the idea that the right to free speech is denied through a ban on temporary signage.
- 9) The sample of ordinances reviewed indicate the prohibition of temporary signage equally as common as the regulation of the same.
- 10) Recent legislative efforts reflect a trend toward the elimination of visual clutter through sign control.
- 11) Recent studies conclude that sign control is good for business
 - visual clutter serves to confuse customers, decrease motorist safety, degrades community appearance, lowers property values, and destroys the ability to attract businesses and homeowners.

: The following conclusions were noted -

- The research conducted does not support a decision to permit temporary signage.
- Section 76.100 (Statement of Purpose) should be amended to reflect the objectives of the existing sign provisions.
- The existing sign provisions do not effectively address search lights, balloons, etc.

12-12-91: Zoning Board Meeting - Review conducted of a collection of sign ordinance objectives obtained from area ordinances and a model ordinance prepared by the American Planning Association.

Development of a Statement of Purpose (Section 76.100) identifying objectives in the following areas:

- : communication needs
- : economic development
- : aesthetics
- : traffic/pedestrian safety

12-19-91: Zoning Board Meeting - Review conducted of Section 11.560 (Definition of Sign) and Section 76.160 (Signs and Billboard Permits).

2-13-92: Zoning Board Meeting - Public Hearing on proposed amendments to Sections 11.560, 76.100, and 76.160, and the requested text amendment for temporary or seasonal signage in a commercial district.

- : Proposed amendment to Section 11.560 designed to address the current ordinance's lack of attention to search lights, balloons, etc.
- : Section 76.105 proposed to replace the language currently found in Section 76.100.
- : Section 76.155 reconstructed so as to include limitations applicable only to billboards (no new regulations proposed).
- : Section 76.158 proposed to set forth those limitations applicable to both signs and billboards currently located in Section 76.155 (no new regulations proposed).

Reference Recommended Text Amendments Resulting From 2-13-92 Public Hearing

4/92 -

10-93 Township Board reviewed recommended text amendments, sent back to Zoning Board (3 times), revised proposed text, and finally item died in Fall of 1993.

STATEMENT OF PURPOSE. The purpose of this Section is to regulate the number, physical dimensions, placement and maintenance of signs and billboards within the Township. These regulations are intended to:

- (1) Protect the public health, safety, and general welfare;
- (2) To enable the fair and consistent enforcement of these regulations;
- (3) To balance the public's need to identify locations of public and private facilities with the needs of business to attract customers and create awareness of products;
- (4) To facilitate the effective use of signs as a means of communication in the Township, recognizing the limitations of human ability to deal with information (especially while driving);
- (5) To maintain and enhance the aesthetic environment of the Township and thereby preserve the Township's ability to attract sources of economic development and growth;
- (6) To protect the natural beauty and distinctive character of Oshtemo Township;
- (7) To promote pedestrian and traffic safety by minimizing visual obstructions, distractions and traffic hazards caused by signs.

76.105 Regulations. No signs or billboards of any kind or nature shall be permitted except as follows:

76.155 Billboards. Billboards may be located in an "I-1" Industrial District, Manufacturing/Service Classification, "I-2" Industrial District, Special Classification, and within an area 150 feet in width on either side of the right-of-way of U.S. Highway 131 and the North business route from said highway to the City of Kalamazoo zoned "C" Local Business District classification or lower. Such billboard shall meet the building and setback requirements of the Oshtemo Charter Township Zoning Ordinance for signs except for, and in addition to the following requirements:

- (a) No more than three billboards may be located per linear mile of street or highway regardless of the fact that such billboard may be located on different sides of the subject street or highway.
- (b) Double-faced (back to back) structures shall be considered as two structures.
- (c) The total surface area of any billboard facing one direction shall not exceed 500 square feet.
- (d) No billboard shall be located within 500 feet of a residential zone and/or an existing residence.

proper state of preservation with all display surfaces neatly painted or posted at all times.

76.160 Sign and Billboard Permits. No sign or billboard shall be erected, altered, renovated, added to or replaced, within any zoning district within the Township until a permit has been obtained therefore from the Township. No permit shall be issued for a longer period than three years, which may be reviewed for an additional three-year period if there is full compliance with all of the conditions and restrictions contained in this Ordinance, upon payment of $\frac{1}{2}$ of the original permit fee. Any application for an original permit shall be accompanied by a fee as may be determined by resolution of the Township Board. No sign or billboard permit shall be issued until the Building and Zoning Inspector is satisfied that the sign to be constructed complies with the provisions of this Ordinance and will be constructed in a safe, sturdy, and durable manner with proper bracing, anchorage and foundation.

11.560 Sign. An outdoor structure or device (or part of a structure or device) which is affixed to, or painted on, or otherwise situated on a lot, parcel or building site, or building located thereon and which advertises or directs attention to an object, product, place, activity, person, institution, business or organization located upon the lot, parcel or building site.

Complete text of Signs and Billboards is on file with the Township and is available for review.

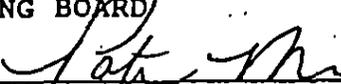
The Oshtemo Charter Township Zoning Board hereby recommends DENIAL of the following with respect to the Oshtemo Charter Township Zoning Ordinance:

The application of the Kalamazoo New Car Dealers Association for text amendment so as to permit temporary or seasonal signage in a commercial district.

BY RESOLUTION ADOPTED BY THE KALAMAZOO COUNTY BOARD OF COMMISSIONERS AT ITS REGULAR SESSION HELD ON THE 13TH DAY OF FEBRUARY, 1992, REVIEW OF ALL LOCAL TOWNSHIP ZONING ORDINANCES AND AMENDMENTS THERETO HAS BEEN WAIVED PURSUANT TO SECTION 10 OF 1943 PA 184, AS AMENDED.

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD

Dated: March 3, 1992

BY: 
Patricia Mason
Township Attorney

SECTION 76

76.000 SIGNS AND BILLBOARDS

76.100 Regulations.

No signs or billboards of any kind or nature shall be permitted except as follows:

76.110 Platted land in "AG" Or "R-2" Residence District; home occupation signs.

In platted land in a "AG" or "R-2" Residence District, a sign not exceeding one square foot in area containing the name and the home occupation of the occupant of the premises may be installed or constructed.
(ord. no. 206 eff. Aug. 23, 1984)

76.115 "R-3" Residence District or unplatted land in "AG" or "R-2" Residence District.

In an "R-3" Residence District or on unplatted land in an "AG" or "R-2" Residence District, a sign not exceeding 30 square feet in area advertising permitted uses rendered or offered upon or from the premises where the same is situated (except for home occupation signs which shall be governed by the limitations set forth in Section 76.110 above) may be established provided that it is located no closer to the front, side or rear property line than $\frac{1}{2}$ of the distance of the required building setback; it has a height no greater than 8 feet above the grade of the abutting street or highway; it in no way constitutes a traffic hazard; it is of a subdued nature commensurate with the residential or agricultural character of the neighborhood; and if projecting from a building or located over a sidewalk or passway is not less than 11 feet above such sidewalk or passway.
(ord. no. 206 eff. Aug. 23, 1984; ord. no. 293 eff. July 28, 1993)

76.120

76.120 "R-4" or "R-5" Residence District.

In a "R-4" Residence District or "R-5" Residence District classification, a sign not exceeding 30 square feet in area advertising permitted services rendered or offered upon or from the premises where the same is situated (except for home occupation signs which shall be governed by the limitations set forth in Section 76.110 above) may be constructed provided it is located no closer to the front, side or rear property line than $\frac{1}{2}$ of the distance of the required building setback; it has a height no greater than 8 feet above the grade level of the abutting street or highway; it, in no way, constitutes a traffic hazard; is of a subdued nature commensurate with the residential or agricultural character of the neighborhood; and if projecting from a building or located over a sidewalk or passway is not less than 11 feet above such sidewalk or passway.

(ord. no. 206 eff. Aug. 23, 1984)

76.125 "C" or "C-1" Local Business District.

"In a "C" or "C-1" Local Business District, a sign not exceeding 60 square feet in area and having a height no greater than 20 feet above the grade of the abutting street or highway may be constructed on a lot, parcel or building site on which a single business establishment is located.

On a lot, parcel or building site on which a shopping center is located, one sign not exceeding 100 square feet and having a height no greater than 25 feet above the grade of the abutting street or highway may be constructed. The sign may not be located less than 10 feet from the sideline of the property nor closer than one-half the required building setback distance from the abutting street or highway. The sign may not be less than 11 feet above any sidewalk or passway for pedestrians or vehicles beneath the same.

In those instances in which a lot, parcel or building site abuts two public streets, a second sign not exceeding $\frac{1}{2}$ the maximum area prescribed above may be constructed along the second public street provided:

- (a) Each sign is located so as to serve traffic along a different street;
- (b) Each sign is located no closer than $\frac{1}{2}$ the required building setback from the public street it serves and no closer than $1\frac{1}{2}$ times the required front building setback from the other public street abutting the property.
- (c) Each sign is located not less than 10 feet from any sideline of the property not abutting a public street; and
- (d) Neither sign is less than 11 feet above any sidewalk or passway for pedestrians or vehicles beneath the same."

(ord. no. 271 eff. May 28, 1991)

[76.125 "C-R" Local Business District, Restricted.]

In a "C-R" Local Business District, Restricted, a sign not exceeding 8 square feet in area having a height no greater than 5 feet above the grade of the abutting street or highway may be constructed on a lot, parcel or building site, provided it is located no closer to the front, side or rear property line than one-half of the distance of the required building setback and in no manner constitutes a traffic hazard.

(ord. no. 343 eff. July 29, 1996)

76.130 "I-R" Industrial District, Restricted Classification, Industrial District, Manufacturing/Serviceing Classification, "I-2" Industrial District, Manufacturing/Serviceing Classification, "I-3" Industrial District, Special Classification.

In an "I-R", "I-1", "I-2" or "I-3" classification, a sign not exceeding 60 square feet in area and having a

76.130

height no greater than 20 feet above the grade of the abutting street or highway may be constructed provided it is located no closer to the front, side or rear property line than $\frac{1}{2}$ of the distance of the required building setback; in no manner constitutes a traffic hazard; is not less than 11 feet above any sidewalk or passway for pedestrians or vehicles beneath the same. (ord. no. 206 eff. Aug. 23, 1984; amend. by ord. no. 254 eff. Apr. 7, 1989)

76.135 Wall signs.

In addition to the signs permitted above, signs in any commercial or industrial district may be affixed flat against the wall of a building or may project therefrom not more than 42 inches. Signs projecting over public property shall be at least 11 feet above the finished grade. Such wall signs shall have a total area not exceeding two square feet for each foot in length or height (whichever is greater) of the wall to which it is affixed. No such wall sign may exceed the maximum sign height restriction for the zoning district in which the sign is located or extend more than four feet above the height of the building to which it is affixed, whichever is lower.

Wall signs in the "C-R" Local Business District may exceed the maximum sign height restriction provided in this ordinance for the "C-R" Local Business District, but such wall signs may not extend above the height of the building to which it is affixed.

(ord. no. 206 eff. Aug. 23, 1984; amend. by ord. no. 343 eff. July 29, 1996)

76.136 Directional signs.

Directional signs shall be permitted in an "R-4" Residence District Classification or in any Commercial or Industrial District Classification. Directional signs shall contain no advertising and shall serve only to designate the location or direction of any place or area.

Directional signs shall not exceed 8" x 30" in area and shall have a height no greater than three (3) feet above the grade of the abutting street or highway. No more than one (1) directional sign per curb cut shall be permitted.

(ord. no. 206 eff. Aug. 23, 1984; amend. by ord. no. 248 eff. Feb. 10, 1989)

76.140 Temporary real estate sign.

One temporary real estate sign advertising land or buildings for sale or lease, not exceeding 6 square feet in area for residential real estate signs, 16 square feet in area for nonresidential real estate signs, and having a height no greater than 8 feet above the grade of the abutting street or highway shall be allowed in any zoning classification for each 500 feet of frontage of a lot, parcel or building site upon a public highway or street. One temporary real estate sign advertising land for sale or lease in a subdivision is permitted for a period of two years from the issuance of the sign permit, said sign not to exceed 16 square feet in area and having a height not to exceed 8 feet above the grade of the abutting street or highway. All temporary real estate signs shall be located no closer to the front, side or rear property line than one-half of the distance of the required building setback. No temporary real estate sign shall be illuminated.

(ord. no. 271 eff. May 28, 1991)

76.145 Temporary sign advertising new buildings, offices, rooms or apartments.

A temporary sign advertising new buildings, offices, rooms or apartments for present or future occupancy may be erected in an "R-3", "R-4", "R-5", "C", "C-1", "C-R", "I-R", "I-1", "I-2", "I-3" zoning district on the site of the property for a period of two years from the beginning of construction, or two months after comple-

76.145

tion of the last unit thereof, whichever first occurs. Said sign shall not exceed 16 square feet in area and shall have a height no greater than 8 feet above the grade of the abutting street or highway.
(ord. no. 271 eff. May 28, 1991; amend. by ord. no. 343 eff. July 29, 1996)

76.146 Identification Signs For Subdivisions And Site Condominium Developments.

A sign may be located at each entrance of a subdivision or site condominium development, in any Zoning District Classification, solely to identify the subdivision or site condominium development, which sign does not exceed 30 square feet in area and which does not exceed 8 feet above the grade of the abutting street or highway. The sign(s) shall be located no closer to any property line than one-half of the required building setback. (ord. no. 271 eff. May 28, 1991; ord. no. 287 eff. March 16, 1993)

76.150 Temporary Sign Advertising Building Contractors And Professional Persons.

Temporary signs advertising building contractors and professional persons may be located at the site of a building under construction provided that the total area for all such signs at any construction site shall be limited to 16 square feet and that the height of such signs shall be no greater than 8 feet above the grade of the abutting street or highway. (ord. no. 271 eff. May 28, 1991)

76.155 Billboards.

Billboards may be located in an "I-1" Industrial District, Manufacturing/Service Classification, "I-2" Industrial District, Manufacturing/Service Classification, or "I-3" Industrial District, Special Classification, and within an area 150 feet in width on either side of the right-of-way of U.S. Highway 131 and the North business route from said highway to the City of Kalamazoo zoned "C" Local Business District classification or lower. Such billboard shall meet the building and setback requirements of the Oshtemo Charter Township Zoning Ordinance for signs except for, and in addition to, the following requirements:

- (a) No more than three billboards may be located per linear mile of street or highway regardless of the fact that such billboard may be located on different sides of the subject street or highway. Double-faced (back to back) structures shall be considered as two structures. The total surface area of any billboard facing one direction shall not exceed 500 square feet. No billboard shall be located within 500 feet of a residential zone and/or an existing residence.

76.155

- (b) Signs and billboards may be illuminated; however, such illumination shall be concentrated upon the surface of the sign and the sign shall be so located and arranged so as to avoid glare or reflection onto any portion of any adjacent highway, or the path of oncoming vehicles, or onto any adjacent premises.
- (c) In no event shall any sign or billboard have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
- (d) All signs and billboards and all appurtenances thereto shall be kept in good repair and in a proper state of preservation with all display surfaces neatly painted or posted at all times.
(ord. no. 206 eff. Aug. 23, 1984; amend. by ord. no. 234 eff. July 24, 1987; ord. no. 254 eff. Apr. 7, 1989)

76.160 Sign and Billboard Permits.

No sign or billboard shall be erected within any zoning district within the Township until a permit has been obtained from the Building and Zoning Inspector of the Township. No permit shall be issued for a longer period than three years, which may be renewed for an additional three-year period if there is full compliance with all of the conditions and restrictions contained in this Ordinance, upon payment of ½ of the original permit fee. Any application for an original permit shall be accompanied by a fee as may be determined by resolution of the Township Board. No sign or billboard permit shall be issued until the Building and Zoning Inspector is satisfied that the sign to be constructed complies with the provisions of this Ordinance and will be constructed in a safe, sturdy, and durable manner with proper bracing, anchorage and foundation.
(ord. no. 206 eff. Aug. 23, 1984; amend. by ord. no. 234 eff. July 24, 1987)

[The next page is 447]

To: Planning Commission

From: Scott Paddock

Re: Review of sign ordinances

July 7, 1998

Oshtemo- Opening Ordinance statement: **No signs or billboards of any kind or nature shall be permitted except as follows:**

Interpretation: If it is silent as to a sign type, the sign is not allowed by Ordinance.

Most other jurisdictions specify what type of sign they are addressing either to allow it or not allow it.

I have not had to many complaints in any "AG"-R-5" Zoning. What we have seems to be working ok. This includes the setback requirements.

Sign Types

Banner, pennant, flags, etc.

Oshtemo Township Ordinance is silent to these types of signs. Have had a lot of enforcement action on this type of sign.

Most jurisdictions allow these type of signs, however they are permitted, and are only allowed for a specific amount of time each calendar year, average of around 30 days per year.

Election signs

Oshtemo is silent to these types of signs. Most other jurisdictions mention these signs, but specify the size usually 6 square feet, and the placement, out of the right-of-way and 1 per parcel.

Illuminated signs

Oshtemo Township allows these signs. Most jurisdictions allow them, none allow any type of flashing, rotating or moving lighting of any type.

Temporary signs (IE real estate, construction, new offices, businesses etc)

Oshtemo allows these signs. Most jurisdictions allow them, most have real close to the same restrictions on them that Oshtemo does.

Directional signs (IE interior property, parking etc)

Oshtemo allows some forms and sizes of these types of signs. Most jurisdictions allow directional signs, the specific size requirements vary from jurisdiction to jurisdiction, and some require that there is no advertising on these directional signs.

These are some samples of the most frequently used or misused signs. The most

enforcement situations are on *Banner* and *Interior property type* or what has been determined to be advertising type signs.

The following

Comstock Township

Park Township

City of Portage

City of Kalamazoo

Holland Charter Township

Kenosha County, Wisconsin

Byron Township, Kent County

Gaines Charter Township, Kent County

Cascade Charter Township, Kent County

Some jurisdictions require written consent from the property owner (if the sign owner is not the property owner) to install any type of sign. This is very important in regards to enforcement as to be consistent we have always dealt with the property owner with enforcement.



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**Oshtemo Township Planning Commission
- 1998 Work Program -**

Tentative Schedule

<i>June 11</i>	Historical Resources Program	Bd Disc
<i>July 23</i>	Industrial Classification Review Historical Resources Program	Subcom Recomm. (Working Draft) Bd Disc - Draft Outline
<i>August 13</i>	AMP Update Industrial Classification Review	Draft #1 Draft #1
<i>September 10</i>	AMP Update Historical Resources Program West Main Corridor Plan/Overlay Dist	Draft #2 Draft #1 Bd Disc
<i>September 24</i>	Industrial Classification Review	Public Hearing
<i>October 8</i>	Historical Resources Program	Draft #2
<i>October 22</i>	AMP Update	Public Hearing
<i>November 12</i>	Village Commercial District	Bd Disc - Draft Outline
<i>November 19</i>	Historical Resources Program	Public Hearing

December 10	Village Commercial District	Draft #1
January, 1999	Village Commercial District	Draft #2
February, 1999	Village Commercial District West Main Corridor Plan	Draft #3 Public Input Session
March, 1999	Village Commercial District	Public Hearing
April, 1999	West Main Corridor Plan	Subcomm. Recomm (Working Draft)
May/July, 1999	West Main Corridor Plan/Overlay Dist	Draft Review/Public Hrg

Note: Adjustments to the Planning Commission's Tentative Work Schedule are made in response to 'application/public hearing' workload