

NOTICE OF MEETING OF THE CHEBOYGAN COUNTY PLANNING AND ZONING COMMISSION ON
WEDNESDAY, SEPTEMBER 16, 2020

PLEASE TAKE NOTE THAT THE CHEBOYGAN COUNTY PLANNING AND ZONING COMMISSION WILL HOLD A MEETING SCHEDULED FOR WEDNESDAY SEPTEMBER 16, 2020 at (7:00 P.M.) The meeting will be a “hybrid” meeting in that participants may attend remotely, telephonically or in-person (as permitted by Cheboygan County Resolution 2020-06 and Governor’s Executive Order subject to extension to prevent the spread of Coronavirus Disease COVID-19). The in-person/physical meeting will be at the Cheboygan County Building at 870 S. Main Street, Cheboygan, Michigan. *Please note that if the Commissioners’ Room reaches occupancy capacity, in-person/physical attendees will be able to listen to and view meeting proceedings from the District and Circuit Court Rooms in the County Building.*

Please join my meeting from your computer, tablet or smartphone.

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Those that are hearing impaired may dial 7-1-1. Please provide the operator the toll free number and meeting access code to be connected to the phone call with help from MI Relay. If other aids and services are needed for individuals with disabilities please contact the County Clerk. The Planning Commission packet is available for download at: www.cheboygancounty.net.

TELEPHONIC/ELECTRONIC PLANNING COMMISSION MEETING PARTICIPATION

The public will be asked to identify themselves. When you call please state your name until acknowledged for the record.

- Public comment—will be taken only during the Public Comment portion of the meeting agenda.
- Please make your public comment when called upon to do so or state no comment.
- The time limit for an individual’s public comments shall be 3 minutes.

The following Planning Commission members will be in attendance:

- Patty Croft, pmattson@freeway.net
- Harold Borowicz, hborowicz@yahoo.com
- Michael Kavanaugh, kavandann@gmail.com
- Stuart Bartlett, sbartlett@cheboygancounty.net
- Sharon Lyon, slj07@juno.com
- Karen Johnson, karenpjohanson@sbcglobal.net
- Ed Delana, edelana@cheboygancounty.net
- Charles Freese
- Chum Ostwald
- Cheboygan County Director of Planning and Zoning – Michael Turisk mturisk@cheboygancounty.net



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST. ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231) 627-8489 ■ FAX: (231) 627-3646

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, SEPTEMBER 16, 2020 AT 7:00 PM
ROOM 135 - COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

SCHEDULED PUBLIC HEARINGS

NEW BUSINESS

UNFINISHED BUSINESS

1. Continued discussion on short-term rental land uses.
2. Zoning Ordinance Amendment #160 -- an amendment relative to standards for freestanding signs and electronic sign surface requirements.

STAFF REPORT WITH UPDATE ON MASTER PLAN REVISION

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURNMENT



CHEBOYGAN COUNTY

PLANNING AND ZONING DEPARTMENT

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PHONE: (231) 627-8489 ■ FAX: (231) 627-3646
www.cheboygancounty.net/planning/

MEMORANDUM

Date: September 10, 2020 for the September 16, 2020 Planning Commission Meeting

To: Planning Commissioners

From: Michael Turisk, Planning Director *MT*

Re: Discussion Regarding Proposed Amendment #160 – An Ordinance Relative to Standards for Freestanding Signs and Electronic Sign Surface Requirements

Planning Commissioners,

Recall that we have had periodic discussion regarding a proposed amendment of Section 17.19 (Signs), borne out of the Board of Commissioners' specific suggestion to consider amending zoning standards applicable to the use of freestanding signs in our Commercial Development (D-CM) zoning districts. Given our discussions, a first draft of Zoning Ordinance Amendment #160 is attached that seeks to offer a measure of enhanced regulatory flexibility in the manner in which freestanding signs are regulated in the County's Commercial Development districts, specifically:

- Would allow for two additional square feet of freestanding sign surface area for each additional linear foot of public right-of-way frontage over 100 feet (to a maximum freestanding sign surface area of 100 square feet).
- Would allow up to two additional freestanding signs (maximum of three per lot as is currently allowed) for each additional 100 feet of public right-of-way frontage (with total sign surface area not to exceed 100 square feet).

Furthermore, Amendment #160 intends to address a potential issue associated with a quantitative standard for electronic signs that limits the size of digital surface areas for digital signs. Rather than continuing with the current percentage standard, a maximum dimensional standard of 60 square feet is proposed in order to preclude considerably large electronic sign surfaces.

As always, feel free to reach out should you have questions prior to Wednesday's meeting.

Michael Turisk

Enclosure(s):

Draft Zoning Amendment #160

DRAFT 09/16/2020

**CHEBOYGAN COUNTY
Zoning Ordinance Amendment #160**

**AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING ORDINANCE No. 200 RELATIVE TO
STANDARDS FOR FREESTANDING SIGNS AND ELECTRONIC SIGN SURFACE REQUIREMENTS**

THE COUNTY OF CHEBOYGAN, STATE OF MICHIGAN ORDAINS

Section 1. Amendment of Section 17.19.8.2

Section 17.19.8.2 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to add a new Subsection (H) and shall read in its entirety as follows:

17.19.8.2 SIGN SURFACE AREA AND TOTAL SIGN AREA

The following regulations shall apply to the calculation of sign **surface** area:

A. The maximum sign surface area shall be computed around the perimeter of the frame or border of the sign surface where such exists or around the perimeter of the symbols or letters or other display elements where no border or frame exists. Where a sign surface is composed of letters or images attached directly to a façade, window, door, or marquee, and the letters or images are not enclosed by a border or trimming, the sign surface shall be the area within the smallest rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme external points of the letters or images.

B. Double-faced signs and V-type signs shall be considered one sign with the area of the sign surface calculated on the larger of the sign surfaces.

C. A structure containing multiple sign surfaces shall be considered one sign if all of the sign surfaces are included in the same border or frame of the sign. The maximum sign surface area for such a sign shall be computed around the perimeter of the frame or border of the sign surfaces. Otherwise, each sign surface shall constitute a separate sign.

D. The area of a sign surface shall not include the area of its supporting structure or canopy if the supporting structure or canopy contains no message or image.

E. For a sign surface that is in the form of a three-dimensional object, the area of the sign surface shall be determined by drawing a square, rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme external points or edges of the projected image of the object and multiplying that area by two (2). For purposes of this subsection, the "projected image" is that image created by tracing the largest possible two-dimensional outline of the object.

F. The total sign area shall be determined by drawing a square, rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme external points or edges of the base, foundation and erection supports of the sign.

G. The total sign area shall not exceed 120% of the sign surface area within the sign, if the sign surface is not in the form of a three-dimensional object. If the sign surface is in the form of a three-dimensional object, then the total sign area shall not exceed 60% of the sign surface area.

H. In addition to requirements of section 17.19.8., freestanding signs in the Commercial Development (D-CM) Zoning Districts shall comply with the following requirements:

1. Individual freestanding sign surface area shall not exceed 80 square feet. However, two (2) additional square feet of freestanding sign surface area is allowed for each additional linear foot of public right-of-way frontage (excluding alleys and walkways) over 100 feet (to a maximum freestanding sign surface area of 100 square feet).
2. For each additional 100 feet of public right-of-way frontage (excluding alleyways and walkways) an additional freestanding sign may be erected (to a maximum of three [3]) freestanding signs per lot). However, aggregate freestanding sign surface area shall not exceed 100 square feet.
3. Freestanding signs for corner lots are allowed along each public right-of-way frontage (excluding alleyways and walkways) subject to the applicable standards under Section 17.19.8.

Section 2. Amendment of Section 17.19.8

17.19.8. SIGN REGULATIONS AND STANDARDS

Section 17.19.8 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

D-RS	Residential	D-LI	Light Industrial	
D-RC	Rural Character/Country Living	D-GI	General Industrial	
D-CM	Commercial	M-AF	Forestry/Agriculture	P= Permitted, no zoning permit for sign required
VC	Village Center	P-LS	Lake & Stream Protection	S= Zoning permit for sign required
VC-IR	Village Center Indian River	P-RC	Resource Conservation	N= Not Permitted
VC-IR- O	Village Center Indian River Overlay	P-NR	Natural Rivers Protection	NA= Not Applicable
VC-T	Village Center Topinabee	NRP		
VC-T-O	Village Center Topinabee Overlay			

	RS	D-RC	CM	VC ³	VC-IR	VC-IR-O	VC-T	VC-T-O	LI	GI	AF	LS	P-RC	NRP ⁴
Freestanding	S	S	S	S	S	N	S	N	S	S	S	S	S	S
Banner ¹	N	N	P	N	N	N	P	P	P	P	P	N	N	N
Canopy	S	S	P	P	P	P	P	P	P	P	S	S	S	S
Marquee	N	N	S	S	S	S	S	S	S	S	N	N	N	N
Portable	N	N	P	S	S	N	S	N	P	P	N	N	N	N
Projecting	S	S	P	S	S	S	S	S	P	P	S	S	S	S
Roof	N	N	S	N	N	N	N	N	S	S	N	N	N	N
Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wall	S	S	P	P	S	S	S	S	P	P	S	S	S	S
Window	N	N	P	P	P	P	P	P	P	P	P	P	N	N

Window Sign Requirements

Non-illuminated – No maximum number and no maximum sign surface area

Illuminated – Maximum of 2 per structure and maximum of 10 sq. ft. of sign surface area each.

Freestanding Sign Requirements

	RS	D-RC	CM ⁶	VC ³	VC-IR	VC-IR-O	VC-T	VC-T-O	LI	GI	AF	LS	P-RC	NRP ⁴
Maximum Sign Surface Area (sq. ft.)	8	8	80	32	32	NA	32	NA	120	120	18	8	8	8
Maximum Height (ft.)	6	6	25	15	15	NA	15	NA	25	25	12	6	6	6
Minimum Setback ² (ft.)	4	4	0	0	0	NA	0	NA	0	0	5	4	5	5
Max. number per Parcel	1	1	3	1	1	NA	1	NA	3	3	1	1	1	1

⁶ See Subsection 17.19.8.2.H

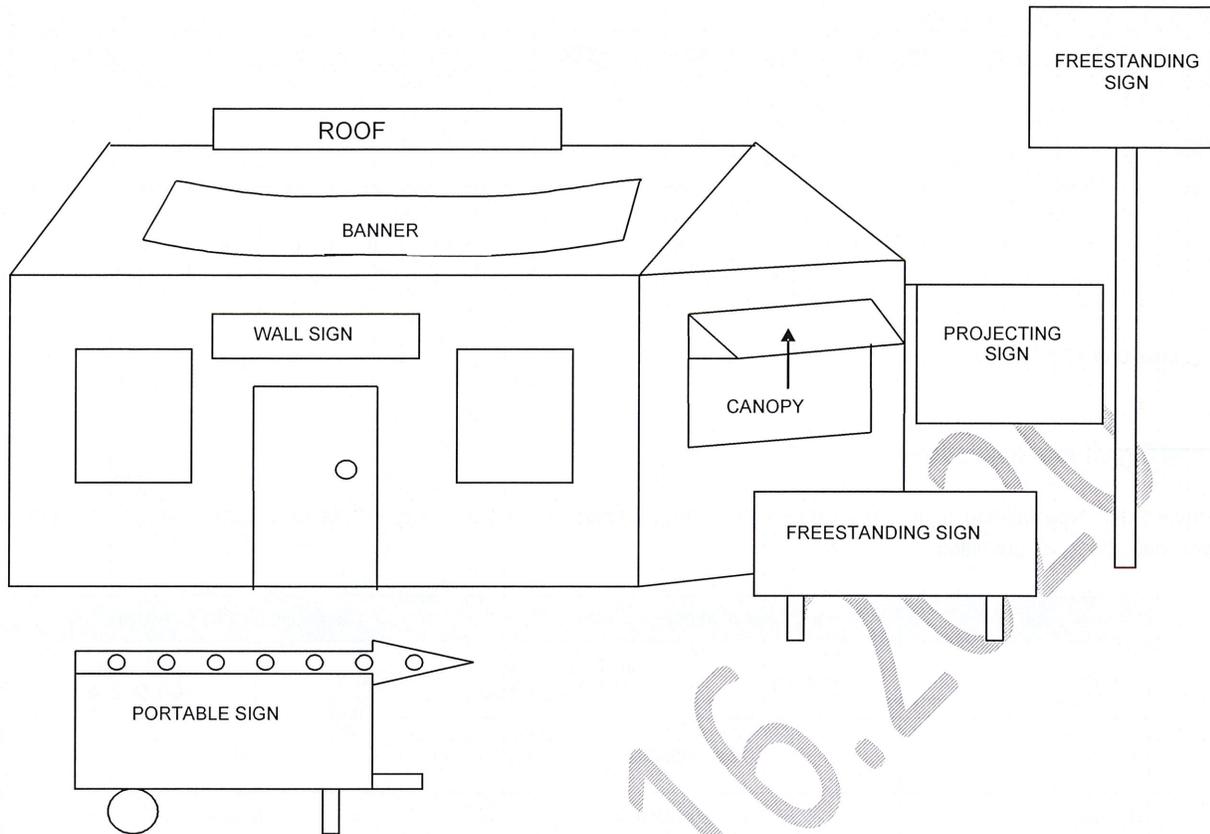
Building Sign Type Regulations

In addition to the Freestanding signs and Window signs as may be permitted, parcels may include signs from up to two (2) of the following categories, as permitted.

	Maximum Number Permitted ⁴		Maximum Sign Surface Area		
	Banner ¹	2 per parcel	VC-T 3 per parcel VC-T-O 1 per parcel	18 sq. ft.	VC-T 36 sq. ft. VC-T-O 12 sq. ft.
Canopy	2 per structure		NA		
Marquee	1 per parcel		40 sq. ft.		
Portable	1 per parcel		32 sq. ft.		
Projecting	1 per structure		18 sq. ft.		
Roof	1 per parcel		40 sq. ft.		
Temporary	1 per parcel		18 sq. ft.		
Wall	No Maximum		D-CM, D-LI, D-GI	VC-IR, VC-T, VC-IR-O VC-T-O	All other zoning districts
			2 per structure or one (1) per individual business up to 40 square feet each or 10% of structure wall area facing a public road or street, whichever is greater. The total aggregate area of wall signs shall not exceed three hundred (300) sq. ft.	18 sq.ft. for first 25 feet of street frontage ⁵	18 sq. ft.

¹ See Section 17.19.3.F, ² See Section 17.19.3.D., ³ See Section 17.19.5., ⁴ See Section 11.7,

⁵ Additional sign surface area according to the following: One (1) additional sq.ft. of sign surface area for each additional one (1) foot of street frontage above twenty five (25) with a maximum sign surface area of 32 sq. ft.



Section 3. Amendment of Section 17.19.8.1

17.19.8.1 ELECTRONIC SIGN SURFACE REQUIREMENTS

Section 17.19.8.1 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

Electronic sign surfaces shall comply with all of the following requirements:

- A. The electronic sign surface shall only be within a freestanding sign or a wall sign.
- B. The area of the electronic sign surface shall not exceed 60 75% square feet.
- C. The message or image shall be static during its display and shall not move or be animated in any way.
- D. The message or image displayed shall remain static for no less than three (3) seconds before changing.
- E. Any change of message or image shall be completed simultaneously throughout the entire electronic sign surface so that no portion of the new message or image is visible in the electronic sign surface at the same time as the old message or image.
- F. Any light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices used to display the message or image within the electronic sign surface shall automatically dim to a light level no greater than 2000 NITS (candelas per square meter) at or before one-half hour following sunset and until one-half hour before sunrise.

Section 4. Severability.

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Effective Date.

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the County.

CHEBOYGAN COUNTY

By:
John B. Wallace
Its: Chairperson

By:
Karen L. Brewster
Its: Clerk

DRAFT 09.16.2020