

Mr. Dohm advised that the draft had been reviewed by Attorney Wurster, and his changes to the Emmet County version were incorporated.

Chairman Van Berlo called for public comment. There was none.

7: 55 pm. Chairman Van Berlo closed the Public Hearing and resumed open meeting.

The Board then reviewed and discussed various aspects of the proposal. Mr. Radle brought to attention that in Section 1308.8 the term wattage should be complemented by the term lumens.

Mr. Dohm suggested the case be tabled until the next meeting in order to put clarity in the items discussed relative to Sections 1308.2, 1308.5 and 1308.8.

Following discussion, a **motion** was made by Mr. Chattaway, with support from Mr. Radle to table Case #B-06-2017 until the next meeting for further changes relative to the above discussion. The motion was unanimously carried by voice vote.

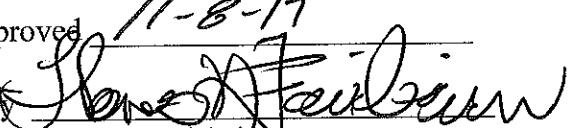
Other Open Discussion for issues not on the agenda:

a. **Correspondence:** Notice of meeting on Medical Marihuana at the Petoskey Public Library on September 8, 2017.

b. **Planning Commission Members:** Chairman Van Berlo asked if there were any comments from Planning Commission Members.
There were none.

c. **Township Board Members:** Mr. Dohm reported that there were several cases on the horizon that had not been officially applied for yet, including a possible PUD application by Ben Sackrider in Sec. 15, and a revised Conway Commons Phase II site plan in Sec. 13. He advised that the Medical Marihuana issue has not been discussed at the Twp. Board level yet, and that staff is still working on what to do with updating the Recreation and Master plans.

Adjourn: There being no further business to be brought before the commission, Chairman Van Berlo adjourned the meeting at 8:10 P.M.

Date approved 11-8-17
Secretary 
Tom Fairbairn

Respectfully Submitted,

William P. Dohm,
Supervisor

LITTLE TRAVERSE TOWNSHIP
EMMET COUNTY, MICH.

Regular Meeting of the Township Planning Commission
Tuesday - September 5, 2017
7:30 P.M.
at
The Township Hall

DRAFT - AGENDA

1. Call to Order.
2. Roll Call: Martin Van Berlo, Joseph Chaffaway, Shirley Snyder, Chip Radle
Tom Fairbairn
3. Approve the agenda.
4. Approve the Minutes of July 5, 2017.
5. Public Comment.
6. **Case #B-06-2017**
Conduct a public hearing on a proposed amendment to Article XIII Section 1308 of the Little Traverse Township Zoning Ordinance to replace the existing Signs and Billboards section with an entirely new text for Section 1308. The revised text includes changes to the definitions as well as to the standards. Changes reflect the Township's desire to remain content-neutral in regulations of signs.
7. Open Discussion for issues not on the agenda
 - a. Correspondence:
 - b. Planning Commission Members
 - c. Township Board Members
8. Adjourn.

(Note - If a Board member is not able to attend this meeting, please call the office, 526-0351.)

MEMORANDUM

TO: Little Traverse Township Planning Commission
FROM: Randy Frykberg, PhD
DATE: 8-22-17
SUBJECT: **Consideration of Recommending Approval to the Board of Trustees of the Sign Amendment to the Zoning Ordinance For 9-5-17 PC meeting.**

BACKGROUND

The proposed text was created in response to a 2015 US Supreme Court Ruling which told communities that content cannot be regulated in sign ordinances. Sign regulations must be content neutral.

Most all communities also had to update their sign regulations, so we were waiting for the MTA to prepare a sample. Emmet County adopted a revised sign component of their Zoning Ordinance in May of this year. Since we used their older version as the guide for our existing sign regulations, we again used their updated regulations as a guide (with their permission!)

The attached proposed language for Section 1308, Signs and Billboards, is attached for your review. It has been discussed previously, slightly revised, and a Public Hearing was duly advertised.

The proposed language maintains the "Intent" Section and most definitions, but then removes all reference to content.

A Public Hearing is required prior to making a recommendation to the Township Board.

FINDINGS:

1. The proposed language for Section 1308 meets the intent of the Supreme Court Ruling of content neutral sign regulations.
2. Following the Public Hearing, changes can be made to the language if they were discussed at the Hearing.
3. A motion to either recommend approval or not should be made to the Township Board of Trustees to replace Section 1308 as proposed because it does not regulate content.

Randy\My Documents\LTT PC\Case #B -6-17 Sign Regulations\9-5-17doc