

Present: Chairperson Drummond; Vice-Chairperson Stempien; Members: Copeland, Grinnan, Ostrowski, Ruprich, Westerlund, Wilensky, and Wright

Absent: None

Also Present: Planning and Zoning Administrator, LaPere
Village Clerk/Assistant Manager, Rutkowski
Planning Consultant, Borden
Council Liaison, Hrydziuszeko

Drummond called the regular Planning Commission meeting to order at 7:30 p.m. virtually via Zoom per Executive Order 2020-154.

APPROVE AGENDA

Motion by Ostrowski, second by Ruprich, to approve the agenda as published.

Roll call vote:

Motion passed (9-0)

REVIEW AND CONSIDER APPROVAL OF REGULAR PLANNING COMMISSION MINUTES OF MEETING HELD AUGUST 26, 2020

Motion by Stempien, second by Ruprich, to approve the minutes of a regular Planning Commission meeting held August 26, 2020.

Roll call vote:

Copeland – Yes
Drummond – Yes
Grinnan – Yes
Ostrowski – Yes
Ruprich – Yes
Stempien – Yes
Westerlund – Yes
Wilensky – Abstain
Wright – Yes

Motion passed (8-0)

PUBLIC COMMENTS ON ITEMS NOT ON THE PUBLISHED AGENDA

None

REVIEW AND CONSIDER APPROVAL OF A NEW WALL SIGN AND A SIGN FACE REPLACEMENT ON EXISTING POLE SIGN AT 31645 SOUTHFIELD ROAD, HEALTHQUEST

Borden gave an overview of the revised sign submittal from HealthQuest for their new business at 31645 Southfield Road. The request entails a sign face change for the existing nonconforming pole sign, as well as a new wall sign. The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the application is approved by the Commission, the applicant must obtain a permit prior to installation.

As outlined in the table below, Sections 22.32.095 and 22.32.110 provide the overall requirements for signs, while Section 22.32.120 provides regulations for nonconforming signs:

	Permitted	Proposed	Comments
Area	30 SF maximum	49.9 SF (pole) 29.9 SF (wall)	Existing nonconformity In compliance
Number of signs	2 types	1 pole sign 1 wall sign	Existing nonconformity In compliance
Height	Max 8'	12.5'	Existing nonconformity
Illumination	Back-lit, indirect, external, or max. 30% internal	Pole sign – internal Wall sign – halo	Existing nonconformity In compliance
Setback / wall projection	4' minimum / 12" maximum	9' 12"	In compliance In compliance
Landscaping	200 SF min. area w/ live ground cover	Pole sign sits within a landscaped area	Applicant removed stone and installed mulch, shrubs, and perennials
Color scheme	No more than 3 colors	Burgundy, black and white	In compliance
Lettering types	2 (max.)	2	In compliance

Borden noted the existing pole sign is nonconforming due to its size, height, and type. Section 22.32.120(3) allows the changing of a nonconforming surface sign space to a lesser or equal area. In this instance, the proposal entails a surface sign space of an equal area. It is also worth noting that the applicant has attempted to mitigate the size of the nonconforming pole sign face by reducing the size of the advertising portion to 33.3 square feet (with blocks of color added to the top and bottom).

Stuart Siegner was present on behalf of HealthQuest, 31645 Southfield Road, and stated that they used burgundy blocks on the proposed sign to soften the lighting. He stated that they tried to minimize the Commissioners' concerns.

Westerlund, Grinnan, and Wright commented on the improvements that the applicants made to the landscaping on the property.

Ostrowski asked if the applicant would be allowed to occupy both panels of a multi-tenant sign. Borden responded by clarifying the definition of "sign face" as the entire area of the sign, which is what he based his recommendation on.

The commission discussed the size of the pole sign and the aesthetics of the community.

Stempien commented that a nonconforming sign should be removed 90 days after the business to which it is an accessory to is vacated, per the ordinance.

Drummond noted that the proposed wall sign would be the first in the village that does not face the street, but that it meets the ordinance requirements. He expressed concern over the illumination of the pole sign.

Motion by Grinnan, second by Westerlund, the Planning Commission approves the wall sign request at 31645 Southfield Road as submitted.

Roll call vote:
Motion passed (9-0)

The Commission resumed their discussion regarding the pole sign.

Commissioners had questions regarding the 90 day removal provision of the ordinance. LaPere clarified that section was not applicable to this situation since the building had continued use.

Siegner asked for the request to be tabled in order for the applicant to make revisions to comply with the concerns brought up in the discussion.

Motion by Wilensky, second by Grinnan, the Planning Commission postpones the ground sign application at the request of the applicant.

Roll call vote:
Motion passed (9-0)

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Hrydziusko encouraged everyone to read Councilmember Mooney’s comments from the last Council meeting regarding the scenario if the millage proposal does not pass.

ADMINISTRATION COMMENTS

LaPere reported that there would be at least two sign requests on the October meeting agenda.

Borden reported that the Michigan Association of Planning conference will be held remotely on October 7-9, 2020.

COMMISSIONERS’ COMMENTS

Copeland hopes everyone is doing well with their kids and their schooling.

Ruprich stated he understands the coronavirus concerns, but was disappointed the Halloween event will not move forward this year.

Wilensky apologized for missing the previous meeting and belatedly welcomed Wright to the Commission.

Grinnan stated, in regard to community events, that they are hard decisions to make during these times. She appreciates this applicant’s good faith efforts being made.

Westerlund spoke about the nonconforming sign situation at Nexus Academy from several years ago.

Ostrowski asked about the KFC sign that was damaged.

Drummond mentioned several temporary signs that are in the public right of way on Southfield Road and requested administration stay on top of those.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Andrew Drummond
Chairperson

Kristin Rutkowski
Village Clerk