Presque Isle Township

At a regular meeting of the Presque Isle Township Board of Trustees of the Township of Presque Isle, County of Presque Isle, State of Michigan, held at the Township Hall in said Township on the 9th day of January 9, 2017 @ 7:00pm.

PRESENT: Larry Fields, Cynthia Paavola, Jennifer Wieczorkowski, Lynn Morrison, Barton Hellmuth

ABSENT: none

The following resolution was offered:

RESOLUTION NO. 1OF 2017

WHEREAS: To approve and adopt approval and adoption of the Sign Ordinance ARTICLE *23,* 2016 for Presque Isle Township.

THEREFORE, be it resolved it that the approval and adoption of the Sign Ordinance, ARTICLE 23 for 2016 be approved for the purpose is to protect and preserve the aesthetics and allow for freedom of speech throughout the Township.

The forgoing resolution offered by Board Member: Cynthia Paavola

Second offered by Board Member: Lynn Morrison

Upon roll call vote the following voted:

L. Fields, J. Wieczorkowski, L. Morrison, C. Paavola – Ayes

Barton Hellmuth - Nay

The Supervisor declared the resolution adopted.

Cynthia Paavola, Clerk

STATE OF MICHIGAN

COUNTY OF PRESQUE ISLE

CERTIFICATION

I hereby certify that the forgoing is a true and correct copy of certain proceedings taken by the Township Board of the Township of Presque Isle, County of Presque Isle, State of Michigan, at a regular meeting held on January 9, 2017 and the said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act.

Cynthia Paavola-Clerk

ARTICLE 23

SIGN REGULATIONS (Effective Date: January 18, 2017)

SECTION 23.1 PURPOSE

The purpose of this Article is to regulate the size and placement of all privately owned signs in order to promote the public health, safety, and general welfare, to enhance the aesthetic desirability of the environment to reduce hazards to life and property in Presque Isle Township and to ensure that the constitutionally guaranteed right of free speech is protected. It is not the intent of this ordinance to regulate the content of signs.

SECTION 23.2 GENERAL PROVISIONS

Signs may be permitted, subject to the provisions of this Article.

A. Maximum surface display area per side of any sign or billboard shall be computed as follows:

1. If a sign has only one (1) exterior face, the surface display area of that face shall not exceed the specified maximum.
2. If a sign has two (2) exterior faces, the surface display area of a single face shall not exceed the specified maximum.
3. If a sign has more than two (2) exterior faces, the sum of the surface area of all the faces shall not exceed twice the specified maximum.
4. In the case of a canopy sign, the copy area of the canopy shall be measured to determine total surface display area.

B. Signs may be illuminated in the C-1, C-2, I-1, I-2, CF & CM Districts only, but no flashing or moving illumination shall be permitted, except as otherwise expressly provided for under this Ordinance. Signs shall not revolve or move in any manner. The source of the illumination (lamp or light source) for any sign shall not be visible beyond the property lines of the parcel on which the sign is located.

C. Any sign not expressly permitted is prohibited.

D. Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

SECTION 23.3 SIGNS PERMITTED IN ALL DISTRICTS

There are certain signs that are placed by or regulated by governmental agencies and utilities for the health, safety, protection and welfare of our citizens. These signs shall not be regulated by this ordinance. They are as follows:

A. Directional signs conforming to the Michigan Manual of Uniform Traffic Control Devices.

B. Highway signs erected by the Michigan Department of Transportation and/or the Presque Isle County Road Commission.

C. Signs erected by governmental agencies including Presque Isle Township.

D. Historic signs designating sites recognized by the State Historical Corrunission.

E. Signs prohibiting hunting or trespassing, so long as they meet the requirements of the Michigan Department of Natural Resource standards.

F. Signs denoting utility lines, railroad lines, hazards, and precautions.

G. Memorial signs which are either cut in masonry or stone, or constructed of bronze or other metal.

H. Green Address Signs.

SECTION 23.4 SIGNS IN FOREST RECREATION AND ENVIRONMENTAL CONSERVATION DISTRICTS (FR & EC)

Signs in the Forest Recreation and Environmental Conservation Districts shall be permitted for a lot, subject to the following limitations:

A. Permanent or Affixed Signs

1. One (1) non-illuminated sign.
2. Surface display shall not exceed sixteen (16) square feet in area, and the sign height shall not exceed four (4) feet above grade. Such sign shall have a base, and/or be landscaped at the base.
3. The sign shall be placed behind the road right-of-way line.

B. Temporary or Non-Affixed Signs-

1. Temporary signs, not more than (32) square feet in size shall be allowed. Requests for temporary signs larger than (32) square feet must go before the ZBA for a variance.
2. There is no setback requirement and the signs may be located in the road right-of-way provided the Presque Isle County Road Commission does not object.

SECTION 23.5 SIGNS IN RESIDENTIAL DISTRICTS (R-1, R-2 and R-M)

Signs in residential districts shall be permitted for a lot, subject to the following limitations:

A. Permanent or Affixed Signs

1. One (1) non-illuminated sign.
2. Surface display area shall not exceed four (4) square feet, except for signs that are located along US 23, which shall not exceed sixteen (16) square feet.
3. Such sign shall be attached flat against a building wall, or may be a monument style sign, or set on posts with landscaping at the base, provided the height of the sign does not exceed four (4) feet, except for signs located along US 23, which shall not exceed six (6) feet in height.
4. The sign shall be placed behind the road right-of-way line.

B. Temporary or Non-Affixed Signs

1. Temporary signs, not more than (32) square feet in size shall be allowed. Requests for temporary signs larger than (32) square feet must go before the ZBA for a variance.

2. There is no setback requirement and the signs may be located in the road right-of-way provided the Presque Isle County Road Commission does not object.

SECTION 23.6 SIGNS IN THE NEIGHBORHOOD COMMERCIAL, COMMUNITY FACILITIES AND COMMERCIAL MARINA DISTRICTS (C-1,CF & CM)

Signs shall be permitted for a lot, subject to the following limitations:

A. One (1) wall or canopy sign.

1. Sign shall not project above the roofline or parapet.

2. Surface display area shall not exceed ten (10) percent of the building facade. However, no sign shall exceed sixteen (16) square feet.

3. In the case of several tenants utilizing a common customer access, such as a shopping mall or office building, one (1) common wall sign shall be permitted, provided that such sign does not provide more than two (2) square feet of surface display area for each tenant listed, up to a maximum of ten (10) percent of the building facade.

B. One (1) Monument Sign.

1. Monument signs shall not exceed sixteen (16) square feet in surface area if the lot on which the sign is located has less that two hundred (200) feet of lot frontage on the road toward which that sign is primarily oriented, twenty-four (24) square feet on lots with two hundred (200) or more, but less than four hundred (400) feet of lot frontage, and thirty-two (32) square feet on lots with four hundred (400) or more feet of frontage.

2. Such sign shall be located behind the road right-of-way line. Further, a monument sign shall not be located within twenty (20) feet of the intersection of the access drive and the road right-of-way line. Any sign shall provide a clear view for drivers and pedestrians, and shall not obstruct the view of oncoming traffic.

3. A monument sign shall not exceed a height of four (4) feet above grade level, and shall be a erected on a base, and be landscaped about the base.

D. Temporary or Non-Affixed Signs

1. Temporary signs, not more than (32) square feet in size shall be allowed. Requests for temporary signs larger than (32) square feet must go before the ZBA for a variance.

2. There is no setback requirement and the signs may be located in the road right-of-way provided the Presque Isle County Road Commission does not object.

SECTION 23.7 SIGNS IN THE COMMERCIAL DISTRICT (C-2)

Signs shall be permitted for a lot, subject to the following limitations:

A One (1) wall or canopy sign.

1. Sign shall not project above the roofline or parapet.

2. Surface display area shall not exceed ten (10) percent of the building facade. However, no sign shall exceed thirty-two (32) square feet.

B. One (1) Monument Sign per lot or parcel which is landscaped at the base.

1. Monument signs shall not exceed thirty-two (32) square feet in surface area if the lot on which the sign is located has less than four hundred (400) square feet of lot frontage with four hundred (400) or more, but less than eight hundred (800) feet of lot frontage, and sixty (60) square feet on lots with twelve hundred (1200) or more feet of frontage.

2. Such sign shall be located twenty feet (20) behind the road right-of-way line. Further, a monument sign shall not be located within thirty (30) feet of the intersection of the access drive and the road right-of-way line. Any sign shall provide a clear view for drivers and pedestrians, and shall not obstruct the view of oncoming traffic.

3. A monument sign shall not exceed a height of ten (10) feet above grade level, and shall be erected on a base, and be landscaped about the base.

C. Temporary or Non-Affixed Signs

1. Temporary signs, not more than (32) square feet in size shall be allowed. Requests for temporary signs larger than (32) square feet must go before the ZBA for a variance.

2. There is no setback requirement and the signs may be located in the road right-of-way provided the Presque Isle County Road Commission does not object.

SECTION 23.8 SIGNS IN THE INDUSTRIAL AND EXTRACTIVE/HEAVY INDUSTRY DISTRICTS

Signs shall be permitted for a lot, subject to the following limitations:

A. One (1) wall or canopy sign.

1. Sign shall not project above the roofline or parapet.

2. Surface display area shall not exceed ten (10) percent of the building fac;ade. However, no sign shall exceed on fifty (50) square feet.

B. One (1) Monument Sign.

1. Monument signs shall not exceed seventy-five (75) square feet in surface, and shall be landscaped at the base.

2. Such sign shall be located- thirty (30)_feet behind the road right-of-way line. Further, a monument sign shall not be located within fifty (50) feet of the intersection of the access drive and the road right-of-way line. Any sign shall provide a clear view for drivers and pedestrians, and shall not obstruct the view of oncoming traffic.

3. A monument sign shall not exceed a height of ten (10) feet above grade level, and shall be erected on a base, and be landscaped about the base.

C. Temporary or Non-Affixed Signs

1. Temporary signs, not more than (32) square feet in size shall be allowed. Requests for temporary signs larger than (32) square feet must go before the ZBA for a variance.

2. There is no setback requirement and the signs may be located in the road right-of-way provided the Presque Isle County Road Commission does not object.

SECTION 23.9 EXISTING NON-CONFORMING SIGNS

A. It is the intent of this Section to permit the continuance of a lawful use of any sign or billboard existing at the effective date of this Ordinance, although such sign or billboard may not conform to the provisions of this Ordinance. It is the intent of this Section that nonconforming signs and billboards shall not be enlarged upon, expanded, or extended. Further, it is the intent of this Section that nonconforming signs and billboards shall be gradually eliminated and terminated upon their natural deterioration or accidental destruction. The continuance of all nonconforming signs and billboards within Presque Isle Township shall be subject to the conditions and requirements set forth in this Section.

B. The faces, supports, or other parts of any nonconforming sign or billboard shall not be structurally changed, altered, substituted, or enlarged, unless the resultant changed, altered, substituted, or enlarged sign or billboard conforms to the provision of this Article for the district in which it is located, except as otherwise provided for in this Section. If the face, supports, or other parts of a nonconforming sign or billboard is structurally changed, altered, or substituted in a manner that reduces the nonconformity, the Zoning Administrator may approve the change.

C. Nothing in this Section shall prohibit the repair, reinforcement, alteration, improvement, or modernization of a lawful nonconforming sign or billboard, provided that such repair, reinforcement, alteration, improvement, and modernizing do not exceed an aggregate cost of thirty (30) percent of the appraised replacement cost of the sign or billboard, as determined by the Zoning Administrator, unless the subject sign or billboard is changed by such repair, reinforcement, alteration, improvement, or modernization to a conforming structure. Nothing in this shall prohibit the periodic change of message on any billboard.

D. Any lawful nonconforming sign or billboard damaged by fire, explosion, or an act of God, or

by other accidental causes, may be restored, rebuilt or repaired, provided that the estimated expense of reconstruction does not exceed thirty (30) percent of the appraised replacement cost thereof, as determined by the Zoning Administrator.

E. Whenever the activity, business, or usage of a primary premises to which a sign is attached or related, has been discontinued for a period of ninety (90) days or longer, such discontinuance shall be considered conclusive evidence of an intention to abandon legally the nonconforming sign attached to the premises. At the end of this period of abandonment, the Zoning Administrator shall give notice to the person responsible for the nonconforming sign, that said sign shall either be removed, or altered, to conform to the provisions of this Article within thirty (30) days.

F. The Township Board may acquire any nonconforming sign or billboard, with or without acquiring the property on which such sign or structure is located, by condemnation, or other means, and may remove such sign or structure.

SECTION 23.10 REQUIRED INFORMATION AND FEES FOR SIGN PERMITS All permanent signs shall require a Land Use Permit. Application for a sign permit shall be made to the Zoning Administrator by submission of the required forms and fees, exhibits and information by the owner of the property on which the sign is to be located, his agent, or lessee.

A. The application shall contain the following information:

1. The property owner's, sign owners, and applicant's name and address.
2. Address of the property on which the sign is to be situated.
3. Drawing of the sign that includes a description of sign type, sign height, total surface display area in square feet and proposed graphics.
4. Site drawing that depicts lot and building dimensions, right-of-way line location, and proposed setback from road right-of-way line.

B. The Zoning Administrator shall not approve plans or issue a Land Use Permit for any sign that does not conform to the provisions of this Ordinance.