

MINUTES OF THE PLANNING COMMISSION MEETING ON JUNE 8, 2009

The meeting was called to order by Vice-Chairman Leslie at 7:01 p.m. in the Council Chambers of East Tawas City Hall.

Members Present: Cotter, Eklund, Leslie, Millard, O'Neil, Pehrson and Council Representative McMurray

Members Absent: Bacarella

Staff Present: Zoning Administrator Chartier, City Manager Leslie and Deputy Clerk/Treasurer Klinger

Millard moved, Cotter seconded, CARRIED, to approve the minutes of the May 11, 2009 regular meeting as presented.

The Public Hearing for proposed amendments to Article 10 of the Zoning Ordinance was opened at 7:02 p.m. There was no one present to comment on the proposed amendments and there was no correspondence received through City Hall regarding the proposed amendments. The Public Hearing was closed to public comment at 7:03 p.m.

Members discussed the proposed amendments and agreed to change the following:

Section 1003 - R - Temporary Electronic Message Signs shall be allowed for a period not to exceed 14 consecutive days for each event instead of 7 consecutive days as initially proposed.

Section 1010 - Electronic Message Signs shall be permitted only within the HSC and WF zoning districts instead of the CBD, HSC, HC, WF, LI and I as initially proposed.

Section 1010-C - An electronic message board shall be considered a part of a wall sign or freestanding sign and shall be located below the main sign. Such electronic message board signs shall not exceed fifty percent (50%) of the total sign area as allowed per zoning district and sign regulations of Article 10.

Vice-Chairman Leslie reviewed Section 1506, Findings of Facts Required, of the Zoning Ordinance and the following was determined:

- ◆ The requested zoning change is justified because the technology didn't exist at the time the Zoning Ordinance was drafted.
- ◆ There would not be any precedents that would result from the approval or denial of the proposed amendment.
- ◆ The ability of the City or other government agencies to provide services, facilities, and/or programs would not be affected by approving the proposed amendment.
- ◆ The proposed amendments will bring the developmental policies of the City up to date

with current technology.

- ◆ The proposed amendment affirmatively resolves the findings of fact in terms of the general health, safety, welfare, comfort and convenience of the citizens of the City.

Millard moved, Eklund seconded, CARRIED, to recommend the City Council approve the proposed Zoning Ordinance amendments as revised by the Planning Commission.

Zoning Administrator Chartier reported that she received a parking plan from Brian Bishop, 811 West Westover Street, 121-F30-012-005-00, as was required by the Planning Commission at their May 11, 2009 meeting.

Cotter moved, Pehrson seconded, CARRIED, to approve a sign permit request for AT&T, 200 West Bay Street, 121-O40-003-003-00, for a 35-square-foot canopy sign under Sections 1008-B and 1009 of the Zoning Ordinance.

Millard moved, Eklund seconded, CARRIED, to approve a use permit request for Blue Moon, 115 Newman Street, 121-A30-004-002-00, for a retail store under Section 407-1-b of the Zoning Ordinance.

Members reviewed a sign request from the Iosco County Historical Society, 405 West Bay Street, 121-O40-999-002-00, and determined the signs are exempt as historic signs under Section 1003-D of the Zoning Ordinance.

Cotter moved, Pehrson seconded, CARRIED, to approve a sign permit request from Johnson Auto Supply, 121 West State Street, 121-A30-019-010-00, for a 60-square-foot wall sign to be located on the south side of the building under Sections 1008-A and 1009 of the Zoning Ordinance. Members also noted that the nonconforming “Champion” wall sign on the east side of the building has been in existence at least since 1960.

Millard moved, O’Neil seconded, CARRIED, to approve a land use permit request for Westover Enterprises, 105 West Westover Street, 121-A30-004-009-00, for use as a bar and restaurant and exterior structural changes under Sections 407-b-2 and 417 of the Zoning Ordinance.

O’Neil moved, Cotter seconded, CARRIED, to approve a sign permit request for Mr. Jack’s, 105 West Westover Street, 121-A30-004-009-00, for a 14 ½-square-foot canopy sign, a 4 ⅔-square-foot projecting sign, a 14-square-foot wall sign, and a 12 ½-square-foot sandwich board sign under Sections 1005-F, 1008-A, 1008-B, 1009 and 1009-A of the Zoning Ordinance, and to approve restoration of the freestanding sign located on the north east corner of the property contingent on the City Council recognizing that sign as a historical sign.

Millard moved, Eklund seconded, CARRIED, to approve a land use permit request for DeWayne and Maria Biggs, 115 Newman Street, 121-A30-004-002-00, for a retail store under Section 407-1-b of the Zoning Ordinance.

Pehrson moved, Eklund seconded, CARRIED, to approve a sign permit request for Razor’s

Edge, 108 West Westover Street, 121-A30-019-001-00, for a 4-square-foot wall sign and a 16-square-foot wall sign under Sections 1008-A and 1009 of the Zoning Ordinance.

Millard moved, Cotter seconded, CARRIED, to approve a land use permit request for AuSable River Kayaking Co., 300 East Bay Street, 121-O40-999-005-80, for a kayak rental business under Section 408-9 of the Zoning Ordinance.

Members reviewed a sign permit request from AuSable River Kayaking Co., 300 East Bay Street, 121-O40-999-005-80, for a 6-square-foot sandwich board sign. It was determined that they would need an interpretation from the Zoning Board of Appeals of Section 1005-F to determine if one sandwich board sign is allowed per business or per property.

Eklund moved, Millard seconded, CARRIED, to approve a sign permit request for AuSable River Kayaking Co., 300 East Bay Street, 121-O40-999-005-80, for a 6-square-foot sandwich board sign contingent on a favorable interpretation from the Zoning Board of Appeals. The 3-square-foot sign that was also requested with this permit to be placed on the A-frame rack with the kayaks was determined to be a directional sign and is exempt under Section 1003-E of the Zoning Ordinance.

Members received a draft of Zoning Ordinance amendments for wind energy and agreed to schedule a Public Hearing for the July 13, 2009 meeting to hear public comments regarding the proposed amendments.

Pehrson moved, O'Neil seconded, CARRIED, to adjourn the meeting. Meeting adjourned at 8:58 p.m.

Annge Klinger, Deputy Clerk/Treasurer