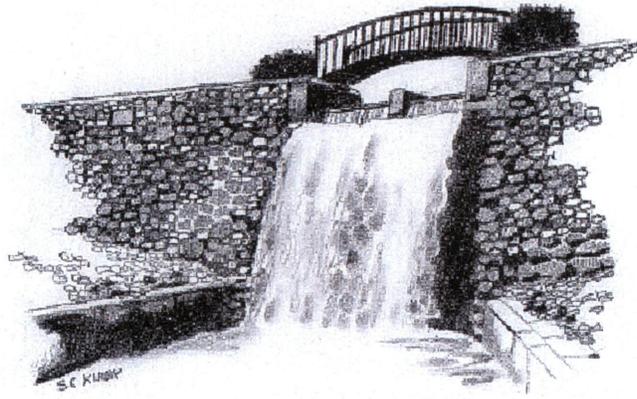


*Art Bates
Randy Beister
David Burgess
Allan Faust*



*Sandra Katje, Chair
Ron Sportel, Vice Chair
Jennifer Jones-Newton, Secretary*

**Charter Township of Comstock
Planning Commission Meeting**

**NOTICE AND AGENDA
November 17, 2016 at 7:00 PM
Lower Level of the Township Office**

1. Call to Order
2. Approval of Agenda
3. Approval of November 3, 2016 Meeting Minutes
4. Citizen Comments on Non-Agenda Items
5. **Midlink Sign Theme – Zeigler Motorsports**
Planning Commission to review proposed sign theme for the Zeigler Motorsports building.
6. **Text Amendments**
Planning Commission to review draft one of zoning ordinance text amendments addressing exterior lighting and various other sections of the ordinance.
7. **Accessory and Small Dwelling Units**
Planning Commission to discuss accessory dwelling units and smaller dwelling units in the residential areas of the Township.
8. Any Other Business
 - a. Cancel December 1, 2016 meeting
9. Planning Commissioner Comments
10. Adjournment

Next Regular Meeting December 15, 2016

1 COMSTOCK CHARTER TOWNSHIP

2
3 PLANNING COMMISSION

4
5
6 MINUTES OF MEETING HELD NOVEMBER 3, 2016

7
8 A meeting of the Comstock Charter Township Planning Commission was held on
9 Thursday, November 3, 2016, at the Comstock Township Hall, beginning at 7:00 p.m.

10
11 Members Present: Art Bates
12 Randy Beister
13 David Burgess
14 Allan Faust
15 Jennifer Jones- Newton, Secretary
16 Sandra Katje, Chairperson
17 Ron Sportel, Vice Chair

18
19 Members Absent: None
20

21
22
23 Also present were Township Planning & Zoning Administrator Jodi Stefforia, Township
24 Attorneys Catherine Kaufman and Seth Koches, and five other interested persons.

25
26 **Call to Order**

27
28 The Chairperson called the meeting to order at 7:00 p.m.
29

30 **Approval of Agenda**

31
32 The Chairperson asked if there were any additions or deletions to the agenda. Ms.
33 Stefforia indicated that she did not have any changes.
34

35 **Approval of Minutes**

36
37 The Planning Commission next considered the minutes from the September 22, 2016
38 meeting. Motion by Commissioner Sportel, support by Chair Katje to approve the
39 September 22, 2016 minutes as submitted; motion passed.
40

41 **Public Comment**

42
43 None.
44
45
46

1
2 **Special Exception Use – Consumers Energy (8621 East K Avenue)**
3

4 The Planning Commission then turned to the first business item on the agenda. Ms.
5 Stefforia presented her staff report, dated November 3, 2016 and incorporated herein by
6 reference. Ms. Stefforia shared that Consumers Energy is proposing to establish an
7 electrical substation on a 1.38-acre parcel recently divided from a larger parcel with
8 variance approval by the Zoning Board of Appeals.
9

10 She added that the substation is needed to serve the Comstock Commerce Park and
11 the significant industrial growth that has occurred there in recent years. As the
12 substation is considered an essential public service, it is subject to Special Exception
13 Use review and approval of the Planning Commission.
14

15 Ms. Stefforia pointed out that the substation is proposed to be enclosed by a 7-foot tall
16 chain link fence with three strands of barb wire. Because the property is zoned
17 residential, R-1C, the fence height and use of barb-wire requires a variance from the
18 Zoning Board of Appeals. The ZBA will take the variance issue up at its November 22
19 meeting.
20

21 Ms. Stefforia then turned to the special exception use review criteria. Regarding the
22 general plan for the Township and the Master Plan, she stated that the area is
23 designated for Suburban Residential. However, the zoning ordinance does allow
24 essential public services in the residential zoning districts as a special exception use.
25 Turning to the next criteria, Ms. Stefforia described the abutting land uses. Regarding
26 the standards for approval that may be imposed by the Planning Commission, Ms.
27 Stefforia asked the applicant to speak to the frequency of Consumers Energy personnel
28 visiting the site and type of vehicles that may be used. Finally, regarding whether or not
29 public services are adequate to handle the proposed use, she noted that the substation
30 is being proposed as a result of the public services in the area not being adequate to
31 accommodate the increasing demand for power.
32

33 Aaron Fisk and Greg Krol of Consumers Energy introduced themselves. Mr. Krol
34 described the utility corridor and this site will be served from the north with a 20-foot no
35 build area and 40-foot clear zone. He said that the necessary easements have been
36 secured. He added that the poles will be wood and the line 46 volts. Regarding visits to
37 the site, he stated that once the substation is in operation, Consumers Energy
38 personnel will visit the site about once a month in a pick-up truck. Mr. Fisk stated that
39 construction is anticipated to begin in January with the substation in service by June 1
40 to meet loads in the area.
41

42 Commissioner Sportel asked where the driveway will be located. Mr. Fisk pointed out
43 the driveway on the site plan.
44

45 Mr. Fisk added that there will not be new lines over K Avenue but that existing lines will
46 be rebuilt and tap into existing lines over Michigan Avenue.

1 Commissioner Burgess inquired if the substation was being designed for future growth
2 in demand to which Mr. Krol responded in the affirmative adding that the substation will
3 increase reliability in the area including that area served by an existing substation in
4 Galesburg.

5
6 Commissioner Beister stated that it was positive that the electrical substation will rebuild
7 existing lines.

8
9 Chair Katje stated that the location is a plus.

10
11 Commissioner Faust added that he felt that the location was good given adjacent land
12 uses.

13
14 Motion by Commissioner Sportel, support by Commissioner Beister to open the public
15 hearing; motion passed. There was no public comment offered.

16
17 Motion by Commissioner Sportel, support by Commissioner Beister to close the public
18 hearing; motion passed.

19
20 Being no further discussion, Commissioner Faust made a motion to grant special
21 exception use approval for a Consumers Energy substation at 8621 East K Avenue
22 finding that the use satisfies the review criteria as discussed and noted in the staff
23 report with the fence subject to variances from the Zoning Board of Appeals for height
24 and use of barb wire; support by Commissioner Burgess. Motion passed.

25
26 **Rezoning - Gary Szekely (6018 East Michigan Avenue)**

27
28 The Planning Commission then turned to the next item being the rezoning request of
29 Gary Szekely. Commissioner Bates announced his conflict and that he would be
30 abstaining from discussion and voting on this item. He then left the dais and took a seat
31 in the audience.

32
33 Ms. Stefforia presented her report, dated November 3, 2016 and incorporated herein by
34 reference. She noted that the subject property is one-half acre in size located at the
35 southwest corner of Michigan Avenue and Parcom Street. She stated that the building is
36 currently vacant but has housed a variety of businesses in the past. She noted that the
37 applicant's use of the building for his vending business merchandise storage and a retail
38 store up front is allowed as a legal nonconforming use as the property has historically
39 been used for retail and food storage. She shared that despite the legal nonconforming
40 use status that the applicant desires to have the property zoned B-2, Community
41 Business District.

42
43 Ms. Stefforia reminded the Planning Commission that they had granted special
44 exception use approval for a church to locate in the building last year but the church
45 ended up not acquiring the property.

1 Ms. Stefforia then reviewed the rezoning factors. With respect to the Master Plan, she
2 noted that the area is planned for Town Center on the future land use map, however,
3 there is presently no zoning district to implement it fully and creating one is a task to be
4 accomplished in the next two to three years. She shared that the proposed rezoning,
5 however, is not inconsistent with the uses that the Town Center designation envisions.
6

7 She then reviewed the uses and zoning on abutting properties as listed in the staff
8 report. She noted that public services and facilities in the area are adequate to serve the
9 property if used in a commercial manner. Regarding whether uses allowed in the B-2,
10 Community Business District would be more appropriate on this site than the uses
11 allowed under the current zoning of R-1B, Single Family District, she submitted that the
12 B-2, Community Business District is more appropriate for the subject property than the
13 current zoning designation given the built up nature of the site and neighboring uses.
14

15 Gary Szekely addressed the Planning Commission. He shared that he had been
16 surprised as were the neighbors to find out that this property was zoned residential. He
17 said that while his intended use of the property of food storage and retail is allowed due
18 to the legal nonconforming status, he would like to have other commercial uses allowed
19 to meet the community's needs which cannot be considered without a rezoning such as
20 a laundromat.
21

22 In response to a question from Commissioner Beister, Mr. Szekely said that he is still in
23 the planning stages but plans to sell in the front of the building what could be sold out a
24 vending machine, again, meeting the community's needs.
25

26 Commissioner Beister asked if the vending business will be the primary use of the
27 building to which Mr. Szekely replied in the affirmative until the store front is ready. He
28 added that he has been in business in the Township for 25 years and he will be moving
29 the business from its current location at 30th Street and East Main Street.
30

31 Chair Katje opined that it is a plus for the neighbors to have this building occupied.
32

33 Motion by Commissioner Burgess with support by Commission Sportel to open the
34 public hearing; motion passed.
35

36 Melvin Guyton, a resident on Parcom Street, stated that he was surprised to hear the
37 property was not already zoned commercial and that he and another neighbor sitting
38 with him in the audience were glad to have this building occupied and that the graffiti
39 was cleaned up.
40

41 Being no further public comment, motion by Commissioner Burgess with support by
42 Commissioner Beister to close the public hearing; motion passed.
43

44 Commissioner Beister stated that the rezoning is not essential as the applicant's use fits
45 either way, however, he understands the need for flexibility for future uses in the
46 building and that he supports the rezoning request. He then described the uses that

1 have been in the building over the years and the applicant's intended uses noting that
2 the adjacent property to the west is also B-2. Commissioner Beister then made a motion
3 to recommend to the Township Board that the subject property be rezoned from R1-B,
4 Single Family District to B-2, Community Business District, support by Chair Katje;
5 motion passed.

6 7 **Midlink Sign Theme**

8
9 The Planning Commission then turned to the next item on the agenda being a review of
10 the sign theme for areas of the Midlink Business Park. Ms. Stefforia stated that Midlink
11 Business Park representatives have presented a sign theme proposal for those areas of
12 the Planned Mixed Use Development (PMUD) that do not have a sign theme already
13 approved by the Township. The areas still to have an approved sign theme include the
14 Zeigler Motorsports parcel and the land on the south side of Park Circle Drive extending
15 from Sprinkle Road east to the edge of the PMUD.

16
17 She noted that Section 25.04L of the Zoning Ordinance addresses the sign standards
18 applicable in a PMUD. While quite restrictive in the size of signs and the number
19 allowed, this section of the ordinance does require the preparation of a general sign
20 theme.

21
22 She added that as with other areas of the Midlink Business Park PMUD that have
23 already had a sign theme approved, this remaining area will require variances from
24 Section 25.04L in order to place signs as proposed. The first step, however, is review
25 and approval of the sign theme by the Planning Commission. The Zoning Board of
26 Appeals will address the variances from the limitations of Section 25.04L after this
27 review.

28
29 At this point, Chair Katje suggested that Rob Britigan of Midlink Business Park walk the
30 Planning Commission through the proposal.

31
32 Rob Britigan gave a history of the sign themes approved in other areas of the
33 development. He shared that both the industrial and retail site condominiums have an
34 approved sign theme as do the east and west Midlink Buildings. He stated that Zeigler
35 Motorsports is the first business in the rest of the park.

36
37 Mr. Britigan pointed out the differences with this sign theme from those already
38 approved being 1) allowing a tall freestanding sign for those properties abutting Sprinkle
39 Road as shown on Exhibit B, and 2) wall signs. He added that the balance of the
40 theme meets the current ordinance with respect to what would be allowed on a
41 commercial or industrial property outside the PMUD setting.

42
43 Mr. Britigan said pages 9 and 10 of the application depict the type of wall signs to be
44 expected on buildings in the PMUD unless the ZBA grants a variance. Smaller
45 freestanding signs for those lots without Sprinkle Road frontage will be 25 square foot
46 post-and-panel signs similar to those already found in the PMUD. He said he expects

1 these signs to be placed at driveways. He added that Zeigler will have two of these
2 signs in addition to the pole sign along Sprinkle Road mostly for directional purposes as
3 there will be a driveway off both Park Circle Drive and Midlink Drive.
4

5 Mr. Britigan noted that there will be some additional directory type signs for the PMUD
6 as a whole for truck drivers and other vehicular traffic looking for a specific business and
7 referred to pages 12 and 13 of the application. He pointed out the Midlink 'eyebrow'
8 atop the various post-and-panel signs calling it part of the Midlink brand that they want
9 to maintain on all the freestanding signs.
10

11 Commissioner Faust asked if Midlink has a look that they want to maintain then why
12 deviate for the Zeigler site. Mr. Britigan stated that they recognize the draw that Zeigler
13 Motorsports will be for the balance of the retail areas in the PMUD and feel that the
14 Zeigler sign package does honor the sign theme.
15

16 Chair Katje stated that she feels sign size and use of the eyebrow is more important to
17 the theme than the size of the Zeigler name on the freestanding sign.
18

19 Commissioner Burgess stated that he recognizes that a retail business has different
20 identification needs than an industrial business and sees the need for flexibility.
21

22 Regarding the color of the eyebrow, Mr. Britigan shared that General Mills has a blue
23 eyebrow on the post-and-panel sign and Kaiser Aluminum a red one while the overall
24 Midlink signs have a yellow one.
25

26 Regarding the appearance of the two Zeigler post-and-panel signs, Commissioner
27 Bates stated that these signs need the Zeigler name on them so folks know it's the
28 entrance as there is no Sprinkle Road driveway. Commissioner Burgess reminded the
29 Planning Commission that this is a rare chance to comment on the appearance of a
30 sign or signs.
31

32 Regarding Zeigler's freestanding sign along Sprinkle Road, Ms. Stefforia shared that the
33 site plan shows it about mid-building along the road frontage. Mr. Britigan said that the
34 location may change along the frontage but that no additional freestanding sign along
35 Sprinkle Road will be approved by Midlink for this site.
36

37 Chair Katje asked what the Planning Commission was being asked to approve. Ms.
38 Stefforia responded the sign theme package unless the Planning Commission wants to
39 say no to any part of it and grant only partial approval.
40

41 Mr. Britigan reminded the Planning Commission that what they were being asked to
42 approve as a sign theme is the same as what has already been approved for other
43 areas of the PMUD with the exception of the tall freestanding sign allowance for
44 Sprinkle Road fronting lots. He noted that Zeigler will still have to obtain a variance from
45 the Zoning Board of Appeals for their sign package. It was discussed that the memo,
46 dated October 11, 2016, from Mr. Britigan to the Planning Commission needs to be

1 updated to include from the second bullet on page two of Ms. Stefforia's staff report that
2 those Sprinkle Road sites that may be allowed two freestanding signs will not place
3 them on the same road frontage.
4

5 Motion by Commissioner Burgess with support by Commissioner Beister to grant
6 approval of the sign theme with the following modifications;

- 7 • One large freestanding sign for Sprinkle Road fronting properties only and sign
8 must be placed along the Sprinkle Road frontage. If more than one tenant, they
9 will share the freestanding sign. Sign may be up to 100 square feet plus one
10 square foot for each 125 square feet of building GFA above 10,000 to a
11 maximum of 185 square feet.
- 12 • Buildings with a retail business(es) will be allowed a second 25 square foot
13 freestanding sign per building being the post-and-panel sign. If more than one
14 tenant, they will share the post-and-panel sign.
15

16 It was stated that the motion does not include the Zeigler Motorsport wall signs
17 which will be addressed separately and recognizes that the use of three freestanding
18 signs requires a variance. Motion passed.
19

20 The Planning Commission then turned to Exhibit A of the application and sign theme
21 being the wall sign package for Zeigler Motorsports.
22

23 Commissioner Burgess asked if it was the intent that every manufacturer have a sign on
24 the building. Mr. Britigan responded in the affirmative and noted that the wall signs on
25 Zeigler Motorsports should not have been included in the sign theme submitted by
26 Midlink as it is a separate issue.
27

28 Commissioner Sportel stated that he recognizes the identification need for the
29 manufacturers to have its name or logo on the building but is concerned about the size
30 as some are very large. He expressed additional concern about the precedence of any
31 variance granted by the ZBA carrying over to the Gull Road area. Commissioner Faust
32 concurred noting, however, that this site being in the PMUD allows for a difference in
33 what applies elsewhere in the Township.
34

35 Ms. Stefforia suggested that the Planning Commission, given their role in approving the
36 sign theme for the PMUD, offer comments to the ZBA about what is being proposed. To
37 that end, she suggested that they consider treating each wall face section as its own
38 suite given the varying architectural treatments along the front of the building making it
39 appear as a multi-tenant building. In this manner, it can be calculated how much square
40 footage would be allowed in each 'space' proportionate to its width as would apply
41 elsewhere in the Township.
42

43 Commissioner Burgess commented that the logos should be allowed but that the
44 individual sign sizes should be proportionate to the building wall width.

1 It was shared that Fox Power Sports in the Grand Rapids area has a similar dealership
2 and that Planning Commissioners and Ms. Stefforia should visit that site to get an idea
3 of how this many wall signs looks.
4

5 Planning Commissioners and Mr. Britigan agreed that it would be helpful to have Zeigler
6 Motorsports representatives present to discuss the Zeigler wall sign package and that
7 scaled drawings are necessary to facilitate the review. The Chair asked that this item be
8 placed on the November 17 agenda. There was consensus that this item be taken back
9 up on November 17.
10

11 **Any Other Business**

12
13 The Planning Commission accepted the proposed 2017 meeting dates as presented.
14

15 **Planning Commissioner Comments**

16
17 Commissioner Beister handed out information provided to him by Mary Gustas
18 regarding allowing accessory dwelling units in the single family areas. Commissioner
19 Burgess said he could see allowing them in the downtown area. Attorney Kaufman
20 stated that small dwelling units is a new trend and that Kalamazoo Township's new
21 Zoning Ordinance addresses accessory dwelling units. She added that issues to
22 consider are the provision of adequate water and sewage needs and if units will be
23 allowed on wheels which gets around some of the Building Code requirements.
24

25 Ms. Stefforia pointed out that there are three separate issues being raised – accessory
26 dwelling units/granny flats, small square footage homes on small lots and small mobile
27 units in yards of existing single family homes.
28

29 Ms. Stefforia suggested that the issue be studied but that it be considered among other
30 already-identified work items. She said the December or January meeting will be used to
31 review work accomplished in 2016 and set the 2017 priorities.
32

33 Chair Katje asked that Mary Gustas' email to Randy be placed on the next meeting
34 agenda for discussion thereby giving everyone time to read the attachments.
35

36 **Adjournment**

37
38 The meeting was adjourned at 8:45 p.m.
39
40
41

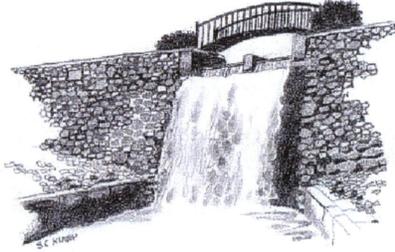
42 _____
43 Jennifer Jones-Newton, Secretary

44 Prepared by: Jodi Stefforia, Planning & Zoning Administrator
45 Minutes prepared: November 7, 2016
46 Minutes approved: November 17, 2016

*Ann Nieuwenhuis, Supervisor
Anna L. Goodsell, Clerk
Bret Padgett, Treasurer*

Charter Township of Comstock

*Sandra Bloomfield, Trustee
Jeffrey D. Bogema, Trustee
David Burgess, Trustee
Jerry T. Amos, Trustee*



STAFF MEMO

To: Planning Commission
Date: November 17, 2016
From: Jodi Stefforia, Planning & Zoning Administrator
Re: Zeigler Motorsports sign theme

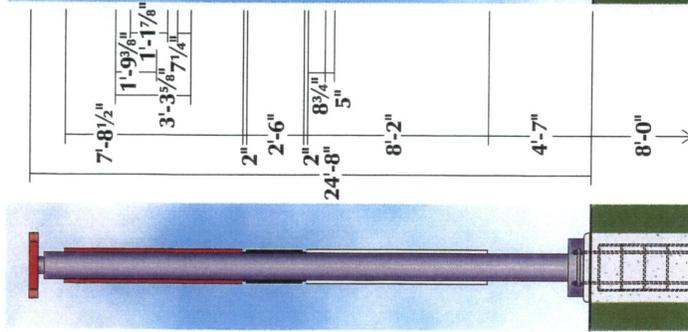
Agenda Item: 5

Attached is the sign proposal for Zeigler Motorsports, for your information and comment. Recall that at your last meeting, you postponed commenting on the wall signs so that a Zeigler representative could be present and speak to their size. I have written on the various elevation drawings the approximate width of that section of the building wall.

The Zoning Board of Appeals will be considering the variances necessary for the wall sign package, the size of the Sprinkle Road freestanding sign, and the use of three freestanding signs on November 22. Because this site is part of the Midlink PMUD, however, it is appropriate for the Planning Commission to provide comments on the sign package to the ZBA as it exceeds the approved sign theme for the PMUD.

Before Thursday's meeting, I will visit the Fox Powersports site in Wyoming, Michigan to observe the wall sign package in use as it is a comparable business. I have a call in to the City of Wyoming to ask questions about the signs. I will share what I learn and observe on Thursday. If you would like to visit this other dealership as well, the address is 720 44th Street, SW.

Attachments: Zeigler Motorsports Sprinkle Road freestanding sign drawings
Zeigler Motorsports elevations



- Custom .100 aluminum cap painted GripCard EFX semi-gloss to match Red Colorkote FlexFace (PMS #186 red).
- Custom fabricated .100 aluminum extrusion cabinet with SignComp #2115 cover and #2112 retainer painted GripCard EFX semi-gloss red to match Red Colorkote FlexFace (PMS #186 red).
- Red Colorkote FlexFace (PMS #186 red) with logo eradicated to appear white and overlaid with #25 Sunflower Yellow.
- 2" Reveals painted GripCard EFX semi-gloss black (typ).
- .100 Aluminum cladding painted GripCard EFX semi-gloss #811M Silver Metallic.
- Seams.
- 2" Reveals painted GripCard EFX semi-gloss purple (Dupont Spectra Master D5055 'Deep Purple') (typ.).
- 14" SCH 40 and 11" SCH 40 steel support pipe with decorative cap painted GripCard EFX semi-gloss purple (Dupont Spectra Master D5055 'Deep Purple') and 1 1/2" steel base plate welded to bottom (see detail) and base plate cover.
- 1" Anchor bolt (1'-2" O.C.) set in (2) 3'-0" x 8'-0" deep augured reinforced concrete footings with 4" formed concrete above grade.
- 1" Rigid conduit stubbed out 2'-0" below grade toward electrical source.

Sign #1 — Illuminated Double-Faced Monument Sign Scale: 1/8" = 1'-0"

	Square Footage
Zeigler Restaurant	7'-8 1/2" x 10'-3" = 79.01 Sq.Ft.
	2'-6" x 10'-3" = 25.63 Sq.Ft.
Total	104.64 Sq.Ft.

Lead #SV

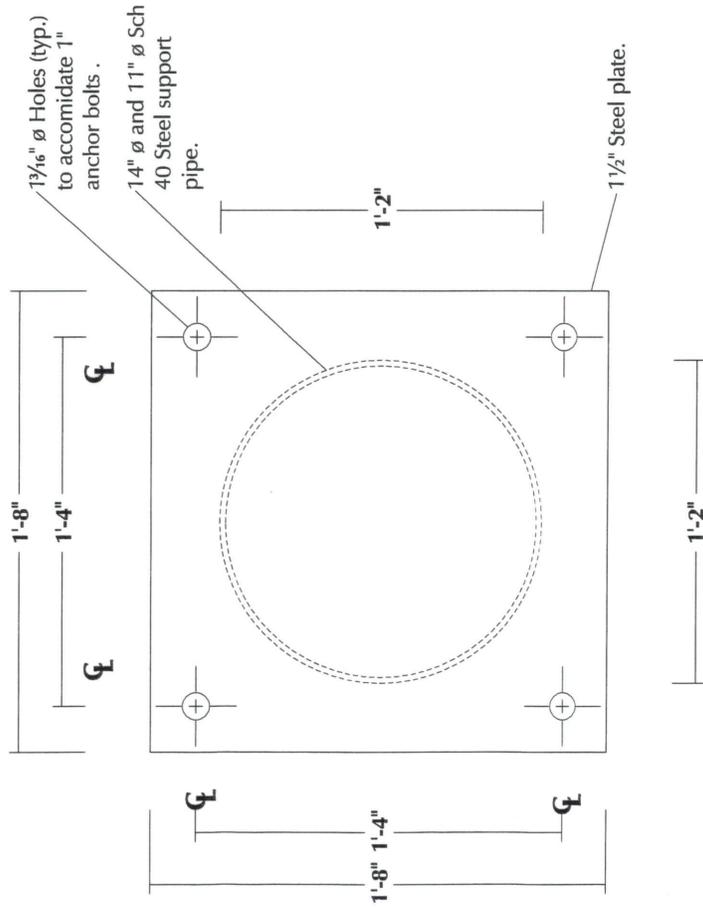
Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

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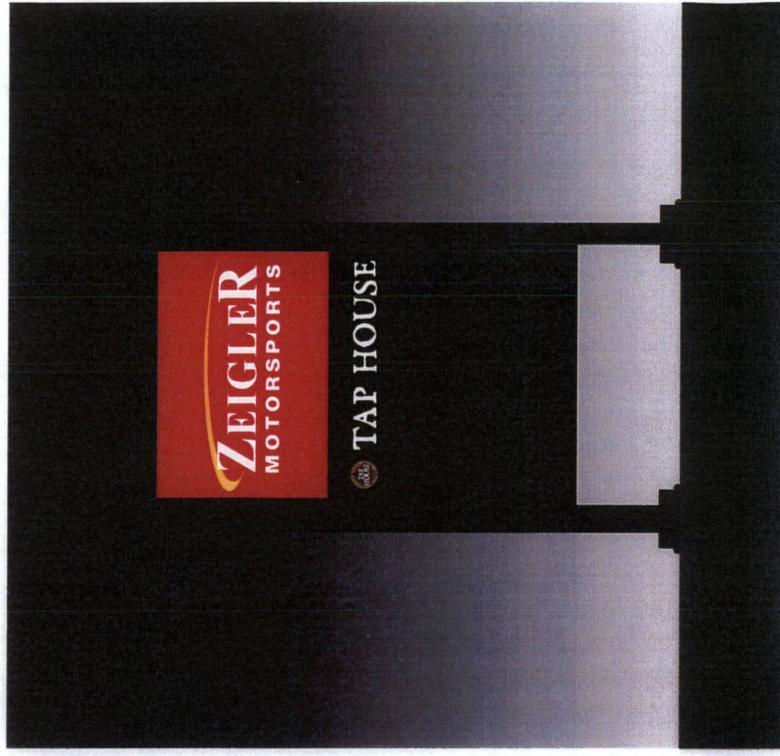
By: _____ Date: _____

Approved for:

KS 10-31-16
 4-4-16 5-12-16
 4-6-16 5-17-16
 4-7-16 5-18-16
 4-8-16 8-15-16 9-28-16 10-13-16
 5-10-16 8-9-16 9-8-16 10-7-16
 5-11-16 8-10-16 9-22-16 10-12-16



Base Plate Detail Scale: 1 1/2" = 1'-0"



Sign #1 — Night View Scale: 1/8" = 1'-0"

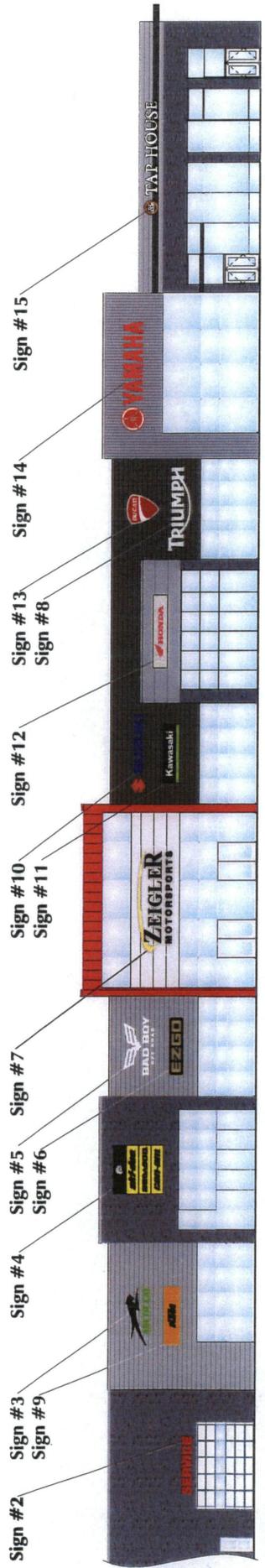
Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

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KS 4-4-16 5-12-16 4-6-16 5-17-16 4-7-16 5-18-16 4-8-16 8-8-16 8-15-16 9-28-16 10-13-16 5-10-16 8-9-16 9-8-16 10-7-16 5-11-16 8-10-16 9-22-16 10-12-16

Approved for: _____ **By:** _____ **Date:** _____

Lead #SV



Scale: 1/32" = 1'-0"

West Elevation

Signs #9, #10, #11, #12, #13, and #14 to be provided by manufacturer.

← 130' to north end of bldg

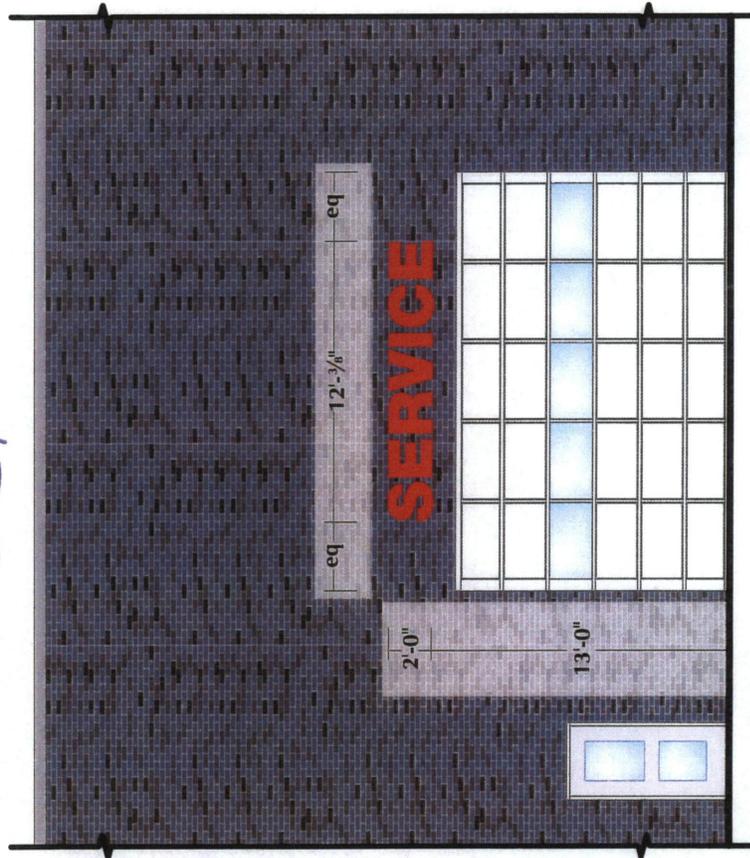
Sign	Dimensions	Square Footage
'SERVICE'	2'-0" x 12'-3/8"	= 24.06 Sq.Ft.
'ARCTIC CAT'	5'-0" x 12'-4 3/4"	= 61.77 Sq.Ft.
'SKIDOO...ETC.'	10'-0" x 10'-3"	= 102.50 Sq.Ft.
'BAD BOY'	6'-4 1/2" x 12'-2 3/4"	= 77.96 Sq.Ft.
'E-Z-GO'	3'-7/8" x 12'-0"	= 36.88 Sq.Ft.
'ZEIGLER'	7'-0" x 21'-8 1/4"	= 151.74 Sq.Ft.
'TRIUMPH'	4'-8" x 17'-1 1/4"	= 79.82 Sq.Ft.
'KTM'	3'-0" x 12'-0"	= 36.00 Sq.Ft.
'SUZUKI'	3'-0" x 16'-1"	= 48.25 Sq.Ft.
'KAWASAKI'	3'-0" x 12'-0"	= 36.00 Sq.Ft.
'HONDA'	3'-0" x 15'-0"	= 45.00 Sq.Ft.
'DUCATI'	6'-8" x 6'-0"	= 40.00 Sq.Ft.
'YAMAHA'	4'-0" x 22'-4"	= 89.33 Sq.Ft.
'TAP HOUSE'	3'-0" x 23'-3"	= 69.75 Sq.Ft.
Total		= 894.06 Sq.Ft.

Building is ≈ 400' long

- If multi-tenant, ≈ 605 sq.ft. of signs would be permitted.
- If single-tenant, 400 sq.ft. of signs would be permitted.

+ = 130' to ←
north end of
bldg.

≈ 29'



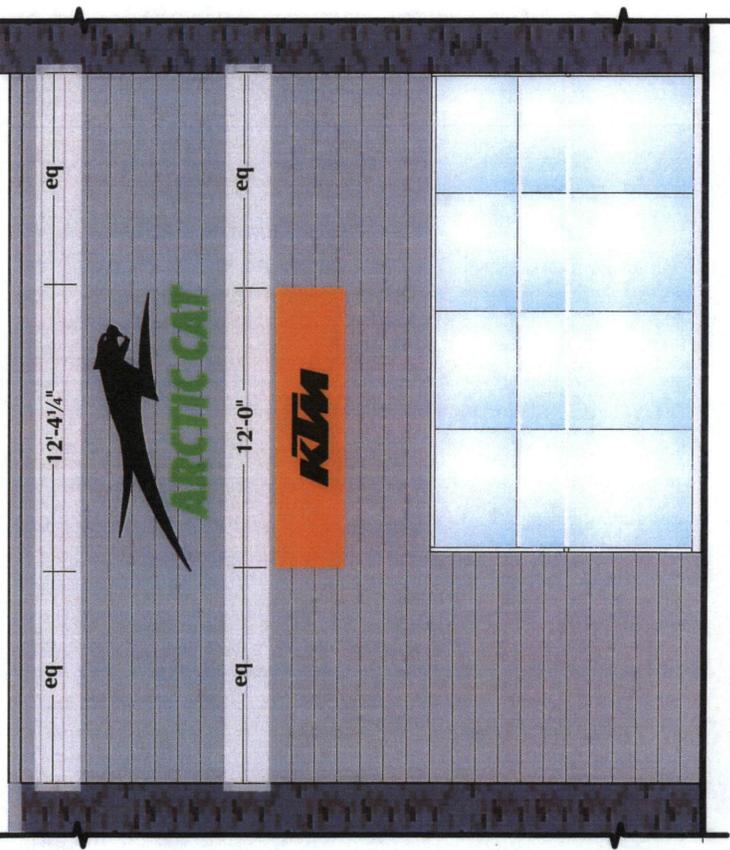
Sign #2 — Elevation

Scale: 1/8" = 1'-0"

Service: Square Footage
2'-0" X 12'-3/8" = 24.06 Sq.Ft.

- 4-6-16 5-17-16
- 4-7-16 5-18-16
- 4-8-16 8-8-16 8-15-16 9-28-16
- 5-10-16 8-9-16 9-8-16 10-7-16
- 5-11-16 8-10-16 9-22-16 10-12-16

≈ 34'



Signs #3 & #9 — Elevation Scale: 1/8" = 1'-0"

Arctic Cat: Square Footage
5'-0" x 12'-4 1/4" = 61.77 Sq.Ft.

KTM: Square Footage
3'-0" x 12'-0" = 36.00 Sq.Ft.

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

Lead #SV

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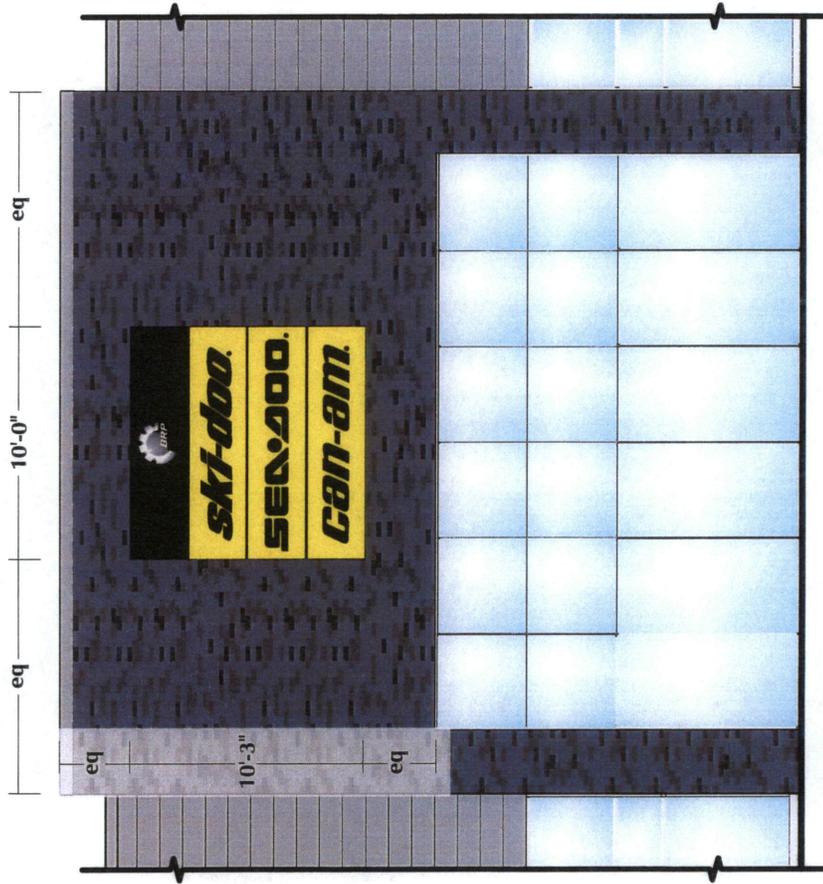
KS Approved for: **10-31-16**

- 4-4-16 5-12-16
- 4-6-16 5-17-16
- 4-7-16 5-18-16
- 4-8-16 8-8-16 8-15-16 9-28-16 10-13-16
- 5-10-16 8-9-16 9-8-16 10-7-16
- 5-11-16 8-10-16 9-22-16 10-12-16

By: _____

Date: _____

≈ 24'



Sign #4 — Elevation

Scale: 1/8" = 1'-0"

Square Footage

10'-0" x 10'-3" = 102.50 Sq.Ft.

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

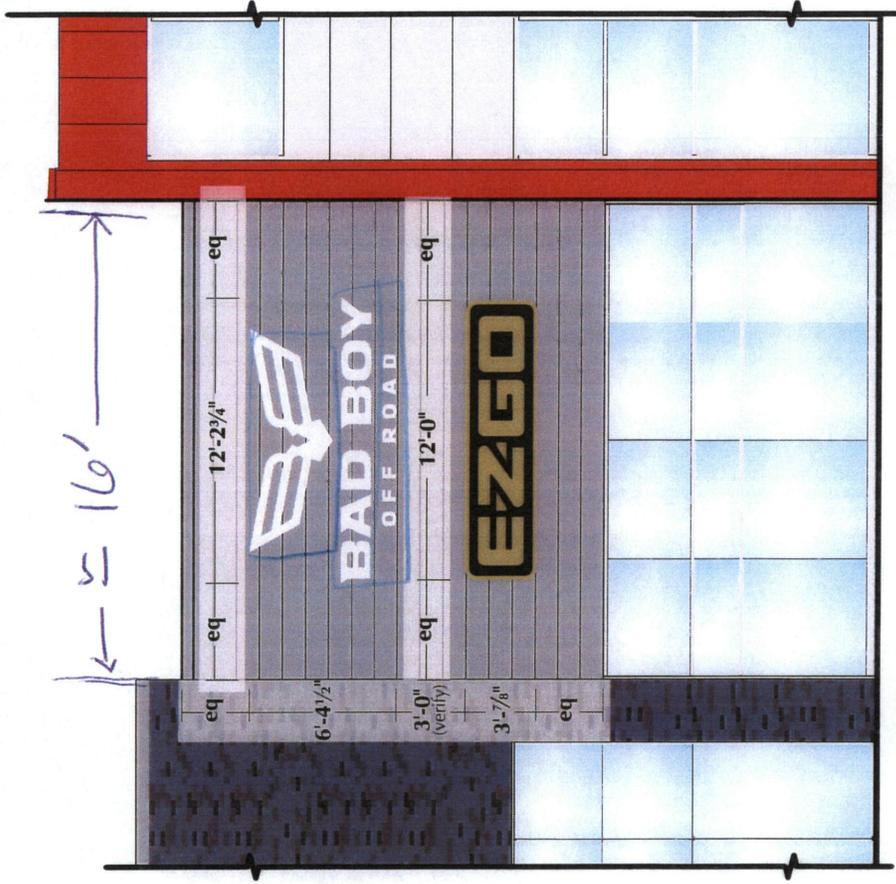
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5-10-16 8-9-16 9-8-16 10-7-16
5-11-16 8-10-16 9-22-16 10-12-16



Signs #5 & #6 — Elevation

Scale: 1/8" = 1'-0"

Bad Boy: Square Footage
6'-4 1/2" x 12'-2 3/4" = 77.96 Sq.Ft.

E-Z-GO: Square Footage
3'-7/8" x 12'-0" = 36.88 Sq.Ft.

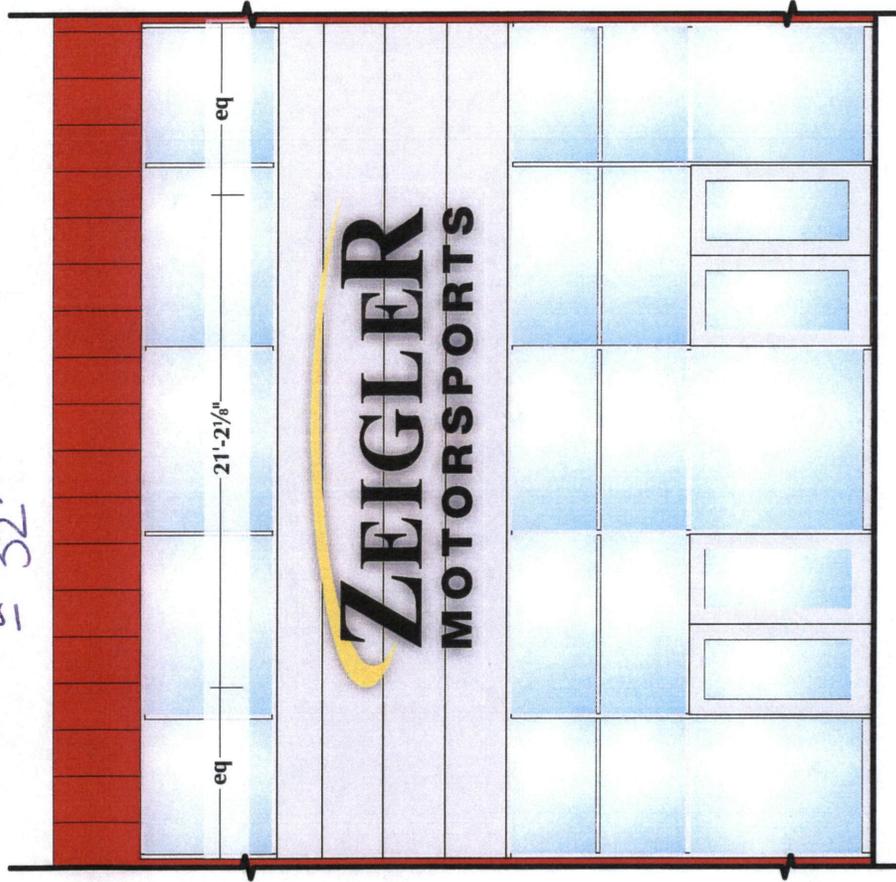
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 5-10-16 8-9-16 9-8-16 10-7-16
 5-11-16 8-10-16 9-22-16 10-12-16

Lead #SV

≈ 32'



eq
7'-0"
eq

Sign #7 — Elevation

Scale: 1/8" = 1'-0"

Square Footage
7'-0" x 21'-8 1/8" = 151.74 Sq.Ft.

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

Lead #SV

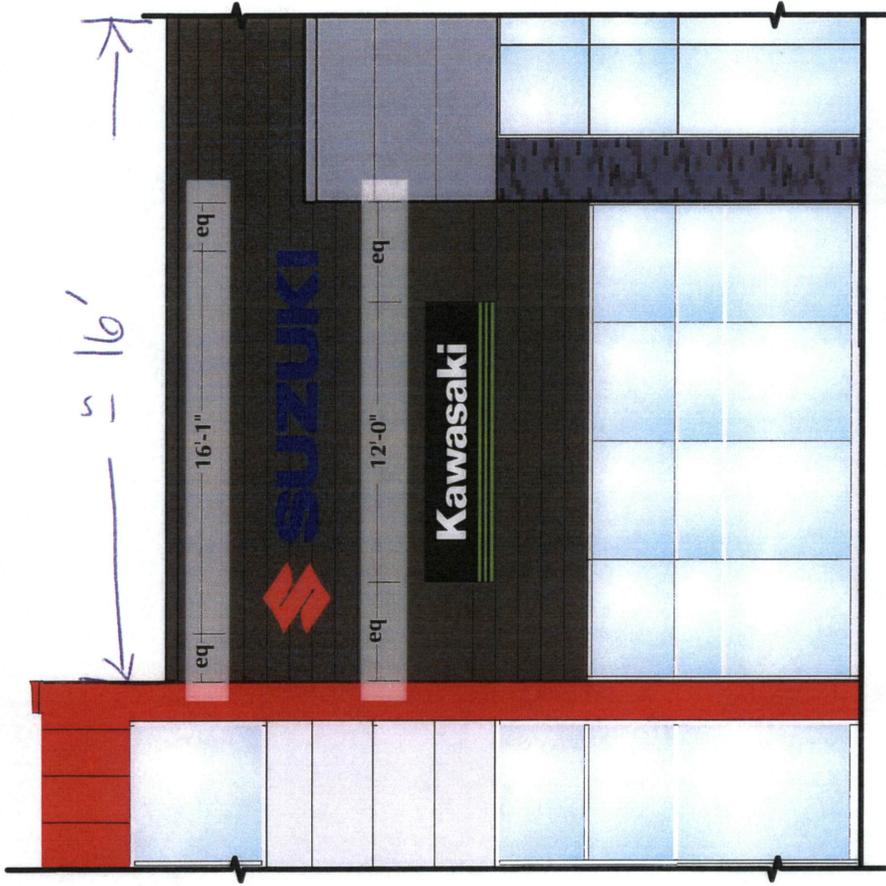
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KS 10-31-16 Approved for:

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 5-10-16 8-9-16 9-8-16 10-7-16
 5-11-16 8-10-16 9-22-16 10-12-16

By:

Date:



Signs #10 & #11 — Elevation Scale: 1/8" = 1'-0"

Suzuki: Square Footage
3'-0" x 16'-1" = 48.25 Sq.Ft.
Kawasaki: Square Footage
3'-0" x 12'-0" = 36.00 Sq.Ft.

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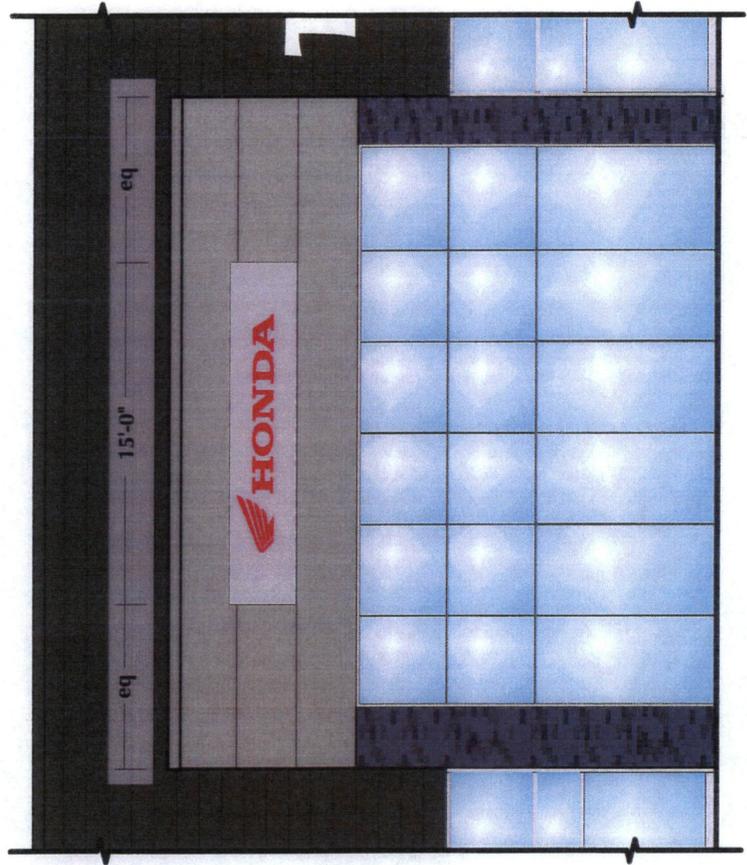
KS 10-31-16 Approved for:

- 4-4-16 5-12-16
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- 5-10-16 8-9-16 9-8-16 10-7-16
- 5-11-16 8-10-16 9-22-16 10-12-16

By: _____

Date: _____

5-24-



eq
3'-0"
eq

Sign #12 — Elevation

Scale: 1/8" = 1'-0"

Square Footage
3'-0" x 15'-0" = 45.00 Sq.Ft.

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

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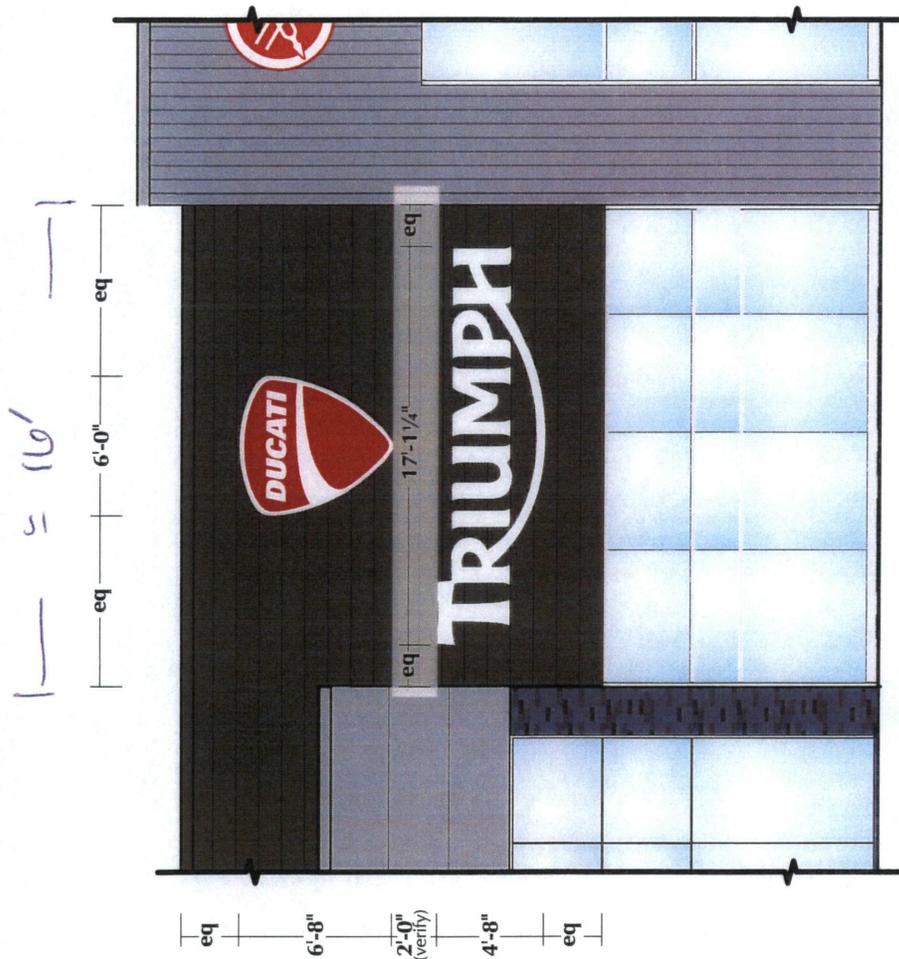
KS 4-4-16 5-12-16 4-6-16 5-17-16 4-7-16 5-18-16 4-8-16 8-8-16 8-15-16 9-28-16 5-10-16 8-9-16 9-8-16 10-7-16 5-11-16 8-10-16 9-22-16 10-12-16

10-31-16

Approved for:

By:

Date:



Signs #13 & #8 — Elevation Scale: 1/8" = 1'-0"

Ducati: Square Footage
6'-8" x 6'-0" = 40.00 Sq.Ft.
Triumph: Square Footage
4'-8" x 17'-1 1/4" = 79.82 Sq.Ft.

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

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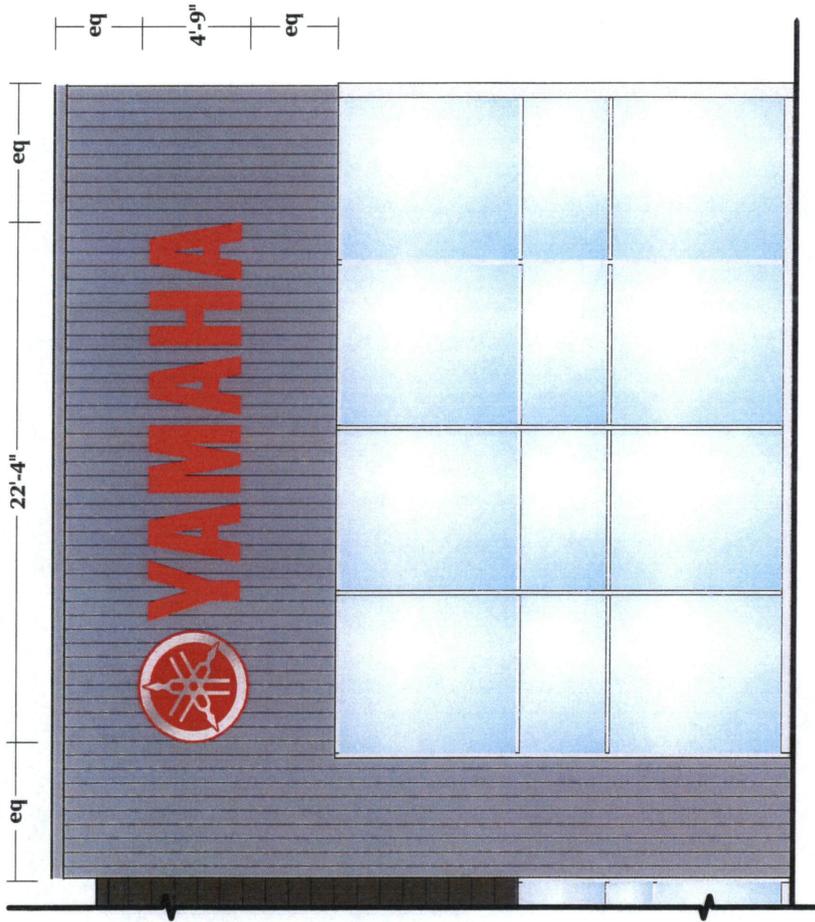
KS 10-31-16 Approved for:

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- 5-10-16 8-9-16 9-8-16 10-7-16
- 5-11-16 8-10-16 9-22-16 10-12-16

By: _____

Date: _____

≈ 40.5'



Sign #14 — Elevation

Scale: 1/8" = 1'-0"

Square Footage
4'-0" x 22'-4" = 89.33 Sq.Ft.

Zeigler Motorsports — 5001 Park Circle Drive & Sprinkle Road Kalamazoo, MI

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4-8-16 5-18-16 5-10-16 8-9-16 9-8-16 10-7-16
5-11-16 8-10-16 9-22-16 10-12-16

SS1



Sign #15 — Elevation

Scale: 1/8" = 1'-0"

Square Footage 3'-0" x 23'-3" = 69.75 Sq.Ft.

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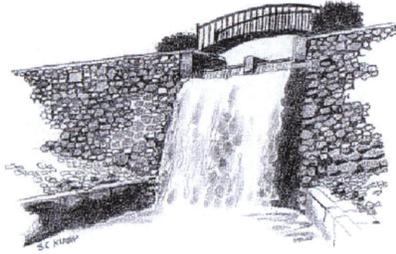
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*Ann Nieuwenhuis, Supervisor
Anna L. Goodsell, Clerk
Bret Padgett, Treasurer*

Charter Township of Comstock

*Sandra Bloomfield, Trustee
Jeffrey D. Bogema, Trustee
David Burgess, Trustee
Jerry T. Amos, Trustee*



STAFF MEMO

To: Planning Commission
Date: November 17, 2016
From: Jodi Stefforia, Planning & Zoning Administrator
Re: Lighting Ordinance and related amendments

Agenda Item: 6

Attached is a draft comprehensive exterior lighting ordinance for your consideration and discussion. Also included are the few sections of the zoning ordinance that address lighting with appropriate amendments to be consistent with the new provisions.

Presently, the zoning ordinance has minimal provisions regarding outdoor lighting. This new ordinance will regulate height and fixture type for both building, ground and pole mounted lights. It also sets a maximum footcandle limit within a site and at a property's perimeter. Exceptions are made for residential properties.

This lighting ordinance will be most effective with new development, however, when the lighting is upgraded or replaced at existing sites, the new fixtures will be required to comply.

The lighting provisions will be in a standalone section (article) of the Zoning Ordinance. The creation of a lighting ordinance is identified on the Vision 2025 Master Plan implementation matrix as a year one task.

Attachments: Draft One – Lighting Ordinance

DRAFT ONE NOVEMBER 2016

RE: Lighting and several related and unrelated amendments

1) New Article

Note: To address outdoor lighting in the Township. Very minimal provisions presently.

300.850 – EXTERIOR LIGHTING

8.51 Statement of Purpose.

The regulations are intended to accomplish the following:

- protect the public health, safety and general welfare;
- provide for the fair and consistent enforcement of these regulations;
- control light spillover and glare;
- minimize the detrimental effect of exterior lighting on astronomical observations by the general public;
- encourage lighting arrangements which conserve energy;
- preserve community character;
- provide for nighttime safety, utility, security and productivity.

8.52 Scope.

The purpose of this section is to regulate the placement and arrangement of lighting on properties and uses within the township.

8.53 Objectives.

The standards of this division are intended to accomplish the following objectives:

- A. Avoid light spillover onto any adjacent premises.
- B. Shade, shield and/or or direct the sources of illumination so that the light intensity or brightness will not be objectionable to surrounding areas.
- C. Control illumination of vertical architectural surfaces.

8.54 Standards.

- A. Sufficient lighting, as defined by the most recent edition of the “Illuminating Engineering Society of North America Standards” shall be required for parking areas, walkways, driveways, building entrances, loading areas and public areas to ensure the security of property and safety of persons. The above shall apply to other than one and two family residential properties.

B. Site and area lighting. Site and area lighting shall be designed such that light levels do not exceed 0.5 footcandles at any point along the perimeter of the property adjacent to residential zones or residential uses. Light levels of up to 2.0 footcandles are permitted along the perimeter of property adjacent to commercial or industrial zones or uses where the Planning Commission determines during site plan review that the higher light levels are consistent with the purpose and intent of this division.

Site and area lighting shall be designed so that light levels do not exceed 10.0 footcandles within the site, except as explicitly permitted for illumination of task areas as approved by the Planning Commission; see Section 8.54.G.

C. Pole-mounted fixtures. Pole-mounted light fixtures used for site and area lighting shall be subject to the following design guidelines:

- i. Pole-mounted lighting with a mounted height of 12 feet or less above grade shall be so shaded, shielded or directed that the light intensity or brightness will not be unreasonably objectionable to surrounding areas.
- ii. Pole-mounted lighting with a mounted height of greater than 12 feet and not exceeding 30 feet shall above grade be full cut-off mounted horizontally and angled perpendicular to the ground (Illuminating Engineering Society of North America full cut-off).

D. To provide for uniformity of illuminance within a site, fixtures shall provide an overlapping pattern of light. The ratio of minimum to maximum light levels within illuminated areas of nonresidential properties shall not exceed 3:1 except those areas along the perimeter of the property where compliance with the perimeter footcandle limitations in 8.54.B., Site and area lighting, is satisfied.

E. Building mounted fixtures. Building mounted light fixtures shall be full cut-off and not exceed a 20-foot mounting height. The Planning Commission may approve mounting heights exceeding 20 feet during the site plan review process. The use of architectural features on the building, such as a canopy, which prevent the projection of light beyond the architectural feature may satisfy the intent of this section and allow the use of fixtures that are not full cut-off, subject to the approval of the Planning Commission.

Typical residential light fixtures on one and two family residential buildings and associated accessory buildings, not to include flood lights or security lights, are exempt from the full cut-off requirement when mounted at a height of eight feet or less.

F. Architectural lighting and wall signs. The illumination of building facades and wall signs shall be limited to fully shielded fixtures directed toward the façade or wall sign. All light from such fixtures shall be concentrated on the surface being illuminated and shall not

exceed the footcandle levels set forth by the Illuminating Engineering Society of North America, not to exceed 16 footcandles.

G. Task Areas. The Planning Commission may approve task area lighting within a site at levels exceeding 10 footcandles where it finds that all of the following standards are met:

- i. Where normal performance or function of permitted outdoor tasks requires light levels greater than 10 footcandles, the light levels on the task area can be increased in accordance with the levels recommended for that task by the Illuminating Engineering Society of North America.
- ii. Task areas where the Planning Commission authorizes such increased light levels, and the lighting within such task areas, must satisfy the other requirements of the zoning ordinance and all conditions imposed by the Planning Commission.
- iii. Gas station canopies shall have fully recessed light fixtures and the total initial lamp output shall be limited to 32 footcandles.
- iv. The applicant for approval of special lighting levels for task areas shall have the burden of demonstrating that the area satisfies the requirements for a task area and that the higher light levels requested will not create light spillover or glare inconsistent with the objectives of this division.

H. Landscape light fixtures. Landscape light fixtures, including ground lighting for signs, flag poles and statues shall be equipped with shields or shutters to help eliminate glare. The light shall be so shaded, shielded or directed that the light intensity or brightness will not be unreasonably objectionable to surrounding areas. All light from such fixtures shall be concentrated on the surface being illuminated as much as possible.

I. Blinking, flashing and temporary lighting. There shall be no lighting of a blinking, flashing, rotating or fluttering nature, including changes in light intensity, brightness or color except for public safety purposes. Temporary seasonal (holiday) lighting is not prohibited by this subsection.

J. Site lighting plan. Whenever any change to exterior lighting is proposed and for uses requiring site plan review, a lighting plan shall be submitted and shall provide the following information:

- i. Proposed location on premises of all exterior light fixtures.
- ii. Fixture cut-sheets with description of illumination devices, lamps, supports, reflectors and other devices (e.g., fixture type, mounting height, wattage).
- iii. Photometric data of illumination cast on horizontal surfaces. Vertical photometric data may be required.

iv. Illumination level for all building, vertical architectural and landscaping lighting proposed.

v. Isofoot candle plan must be submitted.

K. Reduced lighting. Lighting shall be significantly reduced during nonoperational building hours, allowing only lighting necessary for security purposes. The lighting plan submitted for review shall note where this distinction applies.

8.55 Existing uses.

Lighting established prior to and existing on **March 1, 2017**, regardless of the zoning district, shall at a minimum be arranged so as to avoid glare or direct illumination onto any portion of any adjacent highway or onto any adjacent premises. As light fixtures are replaced, replacement fixtures shall comply with the requirements of this section.

8.56 Permit.

The provisions of Section 27.02, Zoning Compliance Permits, shall apply.

Related Amendments

2) Delete - 300.603 – Off-street parking development regulations.

Sec. 6.03.1.g. **Delete in its entirety**

~~g. All illumination for or on such parking lots shall be deflected away from residential areas and shall be installed in such manner as to allow the reduction of the amount of light after normal parking hours each day.~~

3) Delete - 300.1850 – LD, Restricted Industrial District.

Sec. 18.50.3.i. **Delete in its entirety**

~~i. No lighting shall be allowed which produces any unreasonable glare upon adjoining residential zones or premises, nor which in the opinion of the Zoning Board of Appeals, would be a nuisance or annoyance to such adjoining premises.~~

4) Delete - 300.2111 - Automobile service stations, public garages, filling stations.

Sec. 21.11.g. **Delete in its entirety**

~~g. All exterior lighting shall be erected and hooded so as to shield the glare of such lights from view by adjacent properties and roads.~~

5) Delete - 300.2604 - Performance standards.

Sec. 26.04.8. Delete in its entirety

~~Light. Exterior lighting shall be so installed that the surface of the source of light shall not be visible from the nearest residential district boundary and it shall be so arranged to reflect light away from any residential use. In no case shall more than one (1) footcandle power of light cross a lot line five (5) feet above the ground into a Residential District.~~

~~Illumination levels shall be measured with a footcandle meter or sensitive photometer and expressed footcandles.~~

6) Modify - 300.2702 - Zoning compliance permits.

Sec. 27.02.A.

- A. *Permit Requirements.* It shall be unlawful for any person to commence excavation for any building or structure or to commence the erection of or addition to any building, structure or parking area, ***erect new or modify existing exterior light fixtures at other than one or two family properties***, and no land use shall be commenced until a zoning compliance permit for the same has been secured from the Zoning Administrator. No such zoning compliance permit shall be issued for any building, structure or use where the construction, addition, alteration or use thereof would be in violation of the provisions of this Ordinance. Each zoning compliance permit shall become null and void within one (1) year following the issuance of the permit unless the provisions of the permit have been utilized or unless re-application is made and approved by the Zoning Administrator. Exempted from this zoning compliance permit requirement are alterations and ordinary maintenance repairs made on any building or structure that does not affect the external dimension of the structure. Also exempted are those projects that have been reviewed and approved through the site plan review procedures of Article 22 of this Ordinance.

** * * balance of section is unchanged * * **

Unrelated amendments:

7) Modify - Sec. 300.4.02.11. Residential Accessory Buildings.

Note: the ordinance should distinguish between detached garages that are the main garage serving a home versus a second (or third) accessory building on a property. There are some small lots with detached garages that do not meet the setback requirement the ordinance imposes on detached buildings which was not the intent when that provision was updated earlier this year.

Sec. 4.02.11.c.5

Accessory buildings not structurally attached to the residence, ***other than the principal accessory building serving the residence***, shall not:

- (a) Exceed a height of eighteen (18) feet measured from the building grade to the highest point of the building;
- (b) Occupy more than twenty-five (25) percent of the required rear yard; or
- (c) Be located closer than five (5) feet from any side or rear property line for buildings 200 square feet or less in area; the minimum side and rear property line setback requirement for buildings exceeding 200 square feet in area shall be the height of the building at its highest point.

8) Modify - Sec. 25.04L – Sign Standards in a Planned Unit Development

Note: This section is dated and does not apply well to the largest PUD in the Township – the Midlink Business Park. Other PUDs are residential in nature. It is more appropriate and easier to implement and apply if we allow the existing sign provisions of Article 8 of the Zoning Ordinance to apply in PUDs. A sign theme will still be required of the developer before permanent signs are placed in a PUD, however (see *General Theme*).

L. *Sign Standards:* All signs in a Planned Unit Development shall be subject to the following requirements ***in addition to the requirements of Article 8 Signs:***

~~(1) General Regulations for all Signs:~~

- ~~(a) The erection, construction, location, retention, or placement of any sign in or over a public or private right of way shall be prohibited.~~
- ~~(b) Merchandise such as tires, produce and any other articles for display, sale or lease shall not be located in any manner outside the principal building.~~
- ~~(c) Signs which are not completely related to the development are prohibited.~~
- ~~(d) No roof signs shall be allowed.~~

- ~~(e) — Any series of flags, flashing and moving signs, fluttering devices, strings of lights and other similar attention gathering devices are prohibited.~~
- ~~(f) — Only indirect lighting shall be permitted of a subdued nature; signs with interior lighting or neon signs shall be prohibited.~~
- ~~(g) — All signs which are erected must be related to current use; in the event that the use is discontinued, then the sign must be removed within 180 days of the termination of the use.~~

~~(2) Permitted Signs:~~

- ~~(a) — One free standing permanent development sign per entrance to the development shall be permitted not to exceed forty eight (48) square feet in area for the purpose of identifying the name of the Development; provided, however, that not more than two such signs shall be permitted for total completed PUD development. As an alternative to one of the foregoing development signs, a directory type sign not exceeding eighty (80) square feet in area identifying the name of the development and any non-residential uses therein shall be permitted at the entrance which is the primary entrance for more than one non-residential use; provided, that any identification of any individual non-residential use shall not exceed ten percent of the total area of such directory type sign. Any such sign shall be within the PUD and where adjacent to any contiguous residential classification or use shall be located at least fifty (50) feet from the interior boundary between the PUD and such residential classification or use.~~
- ~~(b) — In the event that a directory type sign is not used as hereinbefore provided, one commercial sign, not exceeding eighty (80) square feet in area and sixteen (16) feet in height, shall be permitted identifying an aggregate of non-residential uses within the development; provided that not more than ten percent of the total sign area is allocated to any individual non-residential use. This sign shall be within the PUD and at least fifty (50) feet from any boundary of the PUD.~~
- ~~(c) — Identification nameplates not exceeding twenty (20) square feet in area identifying residential and non-residential uses within the development shall be permitted flat against the wall of a building within the development and at the entrance of each designated parking area for such building. The total display surface of all such identification nameplates for a particular building within the development shall not exceed twenty (20) square feet in area and shall not consist of more than one such identification nameplate per building and per parking area entrance.~~
- ~~(d) — Signs of an informational, non-advertising nature, such as street signs and signs concerning public or quasi-public areas shall be permitted.~~

~~(e) Temporary real estate signs not exceeding six (6) square feet in area nor four (4) feet in height shall be permitted provided no illumination is permitted concerning the same.~~

~~(3)(1)~~ **General Theme:** The general theme, plan or policy for all such signs proposed in a Planned Unit Development shall be submitted with a Sketch Plan to the Planning Commission for its review and approval before any signs are installed. After such review and approval, no signs shall be installed which do not comply with such approved plans. Said Commission shall consider compliance with the following criteria before making any decision in this connection:

- (a) The aesthetic qualities of any proposal.
- (b) The harmonious relationship of signs to buildings and landscaping within and adjacent to the PUD.
- (c) The contour of the land and the total acreage involved in the PUD.
- (d) The distance of any proposed sign from the boundaries of the PUD and its visibility from adjacent properties or public highways.
- (e) The number, quality, character and location of entrances to the development as well as the uses served by such entrances.

9) Delete - Sec. 8.03.10. Planned Unit Development

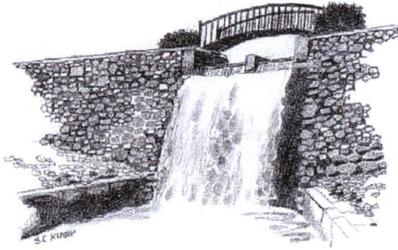
Note: This section will no longer be necessary with the changes to Section 25.04L noted in item 8) above. Delete in its entirety.

~~Sec. 8.03.10. *Planned Unit Development.* A planned unit development is recognized as a special exception land use and is subject to a special set of sign standards found at Section 25.04.L of the within Ordinance. Where any conflict or ambiguity exists between the within provisions and those special standards, the latter shall control.~~

*Ann Nieuwenhuis, Supervisor
Anna L. Goodsell, Clerk
Bret Padgett, Treasurer*

Charter Township of Comstock

*Sandra Bloomfield, Trustee
Jeffrey D. Bogema, Trustee
David Burgess, Trustee
Jerry T. Amos, Trustee*



STAFF MEMO

To: Planning Commission
Date: November 17, 2016
From: Jodi Stefforia, Planning & Zoning Administrator
Re: Accessory and small dwelling units

Agenda Item: 7

At the end of the last meeting, Commissioner Beister handed out copies of an email he received that included several reference articles and an excerpt of a proposed ordinance amendment for the City of Ann Arbor to allow accessory dwelling units. Upon receiving this information, you asked that the topic be placed on the next agenda for discussion to allow time for review.

If you need a copy of handouts again, please email me and I'll send it to you. I did not reproduce it for this meeting packet.