

DEXTER TOWNSHIP PLANNING COMMISSION

Resolution for a Zoning Text Amendment Concerning Signs and Definitions

(15-PC-163) Dexter Township: Ordinance 34-17

A resolution to grant approval of a FAVORABLE/~~an UNFAVORABLE~~ RECOMMENDATION of a Zoning Text Amendment concerning Signs and Definitions and to adopt a findings of fact.

- 10) WHEREAS, a group of Planning Commissioners, Zoning Board of Appeals members, Township Board Members, and Township staff (*Zoning Ordinance Review Committee*) have been meeting since early 2013 to work on a revision/redraft of the Dexter Township Zoning Ordinance (*Zoning Ordinance*); and
- 20) WHEREAS, the Zoning Ordinance Review Committee has conducted a survey of many existing signs within the Township; and
- 30) WHEREAS, the Dexter Township Planning Commission (*Planning Commission*) has received reports from Director of Planning and Zoning Michels, dated February 13, 2015, and March 13, 2015; and
- 40) WHEREAS, the Sign Article is in need of attention for changing conditions, changing needs, and ease of use; and
- 50) WHEREAS, certain definitions specific to the Sign Article are not included in the current Zoning Ordinance; and
- 60) WHEREAS, there is a demonstrated need to develop reasonable standards for electronic message signs; and
- 70) WHEREAS, the proposed zoning text amendment would provide better clarity for individuals wishing to install a sign and make administration of the standards easier for Township staff; and
- 80) WHEREAS, the proposed zoning text amendment would not negatively affect the ability of the Township or other governmental agencies to provide adequate services or facilities; and
- 90) WHEREAS, the proposed zoning text amendment does not involve a district change or relate to a single property; and

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- 100) WHEREAS, the Environmental Objective #4 of the Dexter Township Master Plan (*Master Plan*) is to: “Protect the visual environment and rural character of Dexter Township through management of outdoor lighting and its impact upon traffic safety, adjacent and nearby land uses, and the night sky”; and
- 110) WHEREAS, the proposed zoning text amendment is consistent with state law, specifically the Zoning Enabling Act; and
- 120) WHEREAS, the proposed zoning text amendment has been reviewed by the Zoning Ordinance Review Committee and by the Township Attorney, but not those amendments made at this meeting; and
- 130) WHEREAS, in accordance with §5.06 of the Zoning Ordinance, the Planning Commission has examined provisions of the Zoning Ordinance and recommends to the Township Board amendments which are deemed to be desirable in the interest of public health, safety, and general welfare; and
- 140) WHEREAS, there is a benefit to Dexter Township and its residents to adopt zoning text amendments to the Sign Article and definitions immediately rather than waiting for completion of the rest of the Zoning Ordinance amendments; and
- 150) WHEREAS, the Planning Commission held a duly-noticed public hearing on the proposed zoning text amendment, Ordinance 34-17, on February 24, 2015, and received the following public input: concerns that prohibiting off-site commercial signs would be difficult for farmers, concerns that prohibiting signs in the right-of-way would make it difficult for some people to display signs visible from the right-of-way; and
- 160) WHEREAS, the Planning Commission held a duly-noticed public hearing on the proposed zoning text amendment, Ordinance 34-17, on March 24, 2015, and received ~~no public input/ the following~~ public input from James L Drolett and Janice Miller; and
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170) NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby does ~~/does not~~ adopt the above findings of fact for Ordinance 34-17, a zoning text amendment to the Zoning Ordinance, concerning signs and definitions, and forwards the proposed amendment with the amendments made at tonight's meeting to the Township Board with a FAVORABLE ~~/an~~ UNFAVORABLE RECOMMENDATION;

175) BE IT FURTHER RESOLVED that the Planning Commission suggests §22.15(I) be deleted, §22.35(B) be amended, and §22.50 be replaced with the version submitted by Ehman, if the Board of Trustees wishes to allow temporary signs within the rights-of-way;

180) BE IT FURTHER RESOLVED that the Planning Commission directs the Director of Planning and Zoning to forward this Resolution, together with the zoning text amendment and a summary of public comments, to the Township Board within sixty (60) days.

Resolution offered by Planning Commissioner Ehman.

Resolution supported by Planning Commissioner Dehring.

YES = 7 (Burch, Dehring, Ehman, Gajewski, Lewis, Nester, Ruhlig)

NO = 0 (NONE)

ABSENT = 0 (NONE)

ABSTAIN = 0 (NONE)

The Chair declared the resolution ADOPTED ~~NOT ADOPTED~~.

Date: 24 March 2015

Tom Lewis, Chair

Date

Jeff Dehring, Secretary

Date