

# SUMMIT TOWNSHIP PLANNING COMMISSION

November 17, 2009

**MEMBERS PRESENT:** Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Gordon Heins, Township Board Liaison; George Gancsos, Zoning Board of Appeals Liaison; Richard Erhardt, Stephen Artz and John Worden, Summit Township Zoning Administrator.

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**MEMBERS ABSENT:** Natalie Stopyak, Recreation Planning Commission Liaison and Patrick Dunigan

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The meeting was called to order by R. McQuillan, Chairman, on Tuesday, November 17, 2009 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

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A motion was made by G. Heins, supported by S. Artz, to approve the Tuesday, October 20, 2009 minutes of the Planning Commission with a spelling correction of Linda Dake's last name in the fifth paragraph on the first page. The motion carried unanimously.

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Case #09-10-0010 – Site Plan Review – Additional Upscale Resale – 2299 W. Michigan Ave – Deborah Channell Owner/Applicant

The applicant phoned J. Worden before the meeting and indicated she was unable to make contact with the Drain Commissioner and her own engineer. Therefore, she requested this case be tabled.

A motion was made by G. Heins, supported by S. Artz, to recommend to the Township Board Case #09-10-0010 remain open for a maximum of three (3) months. The motion carried unanimously.

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## Sign Section of the Zoning Ordinance

The Zoning Administrator sent copies of the proposed sign ordinance to five (5) area sign companies. Only one response was received from the Fritz Advertising Company, who commented the ordinance was well written.

The following changes were requested by the commission:

Page 1 150.191 Definitions – **Abandoned Sign** Change lesser to lessee

Page 2 150.191 Definitions – **ELECTRONIC SIGN** (1) **FADE** Change reduces to increases in the last line.

Remove Page 4 150.192 General Sign Regulations (B) *Specifically* (1) *Illuminated signs* (c) *writing or printing #6*

Remove Page 5 150.192 General Sign Regulations (B) *Specifically* (5) *Business flags* (d) and change (e) to (d)

Page 12 150.199 **TEMPORARY SIGNS**. (D) *Special event signs*. (1) remove the word semi-annual.

Page 13 1500.200 **ELECTRONIC MESSAGE SIGNS** (A) *Allowed as a permitted or conditional use* (2) remove the word **and** from line 2 so it will read 'parcels so zoned'

Page 14 1500.200 **ELECTRONIC MESSAGE SIGNS** (B) (2) change three tenths (0.3) to three (3) seconds.

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A motion was made by R. Erhardt, supported by R. Simmons, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:50 p.m.

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Respectfully submitted,

Dennis Hackett, Secretary  
Summit Township Planning Commission