

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
SIGN BOARD OF APPEALS AND REGULAR MEETING
MAY 23, 2016 – APPROVED
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7:00 pm

Call to Order/Pledge

Roll Call: Present: Tony Leuenberger, Joanne Cammin, Ron Robishaw, Don Jackson, Rhonda Ferrell, and Chair Kiss. Absent and excused, Russ Herlache.

Approval of agenda: Mr. Robishaw made a motion to approve the agenda as presented. Seconded by Mr. Jackson. Motion carried.

CASE SA-16-04 Costa Land Company-Bay Valley Shopping Center, LLC

Staff Report: Mr. Palmer presented the staff report to the Planning Commission. Bay Valley Shopping Center is appealing the useful life of the existing sign located at 2258 Tittabawassee Road, as provided in Section 153.061c. This request entails a variance of size and height for the 2 existing signs.

All non-conforming signs in existence at the time of adoption of this chapter are presumed to have a useful life that ends on 2-26-2016, after which time, they must come into conformance with this chapter.

Any non-conforming sign owner who believes their non-conforming sign has a useful life beyond 2-26-2016, may file a petition with the Sign Board of Appeals requesting a variance.

Bay Valley Shopping Center LLC purchased the property on April 30, 2015. The property is managed by Costa Land Company in Pittsburg, PA. The 2 large signs were constructed years back when the shopping center was built in 1999 which pre-dates the current sign ordinance, originally adopted on June 17, 2003. The existing signs exceed both the allowable height and the allowable sign face size provided in the ordinance.

The 2 signs are located within sign easements at the entrances to the shopping center drives. Bonus provisions are given for landscaping. The B-2 district where the signs are located has the following allowable sign face and heights: 74 square feet and sign height 12 feet.

There are just 2 instances where large shopping centers exist in Kochville Township.

Costa Land Company is asking for a 150 square foot sign which if each tenant was allowed an equal space on the sign, would allow 12.5 square foot per tenant which is considerably less than afforded to businesses along the street. Businesses along Tittabawassee not only have direct exposure at the street, they are allowed 64 square foot of space for a single business. They are also asking for a variance of 6 feet above the maximum height of 12 feet. The current sign is approximately 15 feet from the curb on Tittabawassee Road.

Bringing the sign into conformance with the 12 foot height requirement per our ordinance would cause a vision obstruction in the required clear vision area of 30 feet from a corner as required by the Saginaw County Road Commission.

Sign Image proposes to install a sign that maintains this visibility, but lowers the height from ground to 8 ft. The 150 sq foot sign would add an additional 10 feet to the height and would be 15 feet in length. The current sign is 24 feet in length and approximately 35 feet high.

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Applicant presentation: Kristen Malagise, Costa Land Company was present through SKPE to answer questions. Kristen would like 24 months for construction to raise funds and talk with her tenants. Todd MC Clung, Sign Image, was present in the audience for questions on the construction of the sign. There are a lot of utilities where the signs will be located and weather permitting will inhibit the time frame.

Questions by Sign Board: Mrs. Cammin questioned why Lowes and Hobby Lobby are so large in size on the proposed sign? Is it possible to reduce the size? Kristen stated these are the big box stores and that's why they receive a larger percentage of the sign. Chair Kiss questioned the temporary signage for Skyzone? Kristen stated that Skyzone is a tenant. Mr. Palmer has received a sign application. Skyzone is aware that the existing sign is not in conformance at this time, and they are okay with taking the portion of their sign down, if need be.

Deliberations & Actions on Bay Valley Appeal: Mr. Leuenberger's main concern is a clear vision and safety of the motorists. He believes the total square feet of 150 is too large. He also thinks 12 months max will be sufficient for timeline of construction of the new signs. Mrs. Cammin agrees 18 months should be sufficient.

Mr. Robishaw would like to recall in March 2011 the Zoning Board of Appeals had a meeting concerning a sign variance that was denied. It was for Buffalo Wild Wings on Tittabawassee Road. They were requesting to raise their sign from 12 feet to 20 feet.

Mr. Palmer stated that Saginaw Township is issuing sign variances on shopping centers.

Mr. Robishaw would also like to see in writing a completion date for the new signs. He believes 12 months is a sufficient amount of time.

Mr. Jackson would like to form a sign committee to review shopping centers and sign requirements. He agrees with the 150 square feet and commencement of 12 months. Mrs. Ferrell wishes shopping centers were addressed in the ordinance. She agrees with the sign variance and time frame.

Chair Kiss would like to commend Mr. Palmer for his research on the sign appeal. He believes it is a reasonable sign appeals request on behalf of Costa Land Company. He would like to see a year for commencement to start construction.

Mr. Jackson made a motion to grant a variance of 6 feet in the height of the sign and a variance of 52 square feet in the sign face allowing for a sign of 150 square feet and 18 feet in height. The commencement date will be no later than July 1, 2017. Seconded by Mr. Robishaw.

Roll Call: Mr. Leuenberger – No; Mrs. Cammin – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried.

Mrs. Ferrell made a motion to approve to form a sign board committee to discuss shopping center sign height and size regulations. Seconded by Mr. Jackson. PC committee is in agreement. Motion carried.

**Close Sign Board of Appeals
Open Planning Commission Meeting**

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Approval of Minutes from April 11, 2016: Mr. Jackson made a motion to approve the minutes of April 11, 2016. Seconded by Mrs. Cammin. Motion carried.

Public Comment: no comments

Close Public Comment:

PA33 Committee: Mrs. Cammin shared a newspaper article with the committee.

Report from Township Board: Rhonda Ferrell:

- The Board approved a development agreement: Fashion Sq Blvd extension to Kochville Road for parcels #18-13-4-35-2030-000, 18-13-4-35-2011-000, and 18-13-4-35-2006-000.
- The Board approved the inter-local agreement re: Township Manager/DDA Director as written.
- Treasurer Brewster explained the replacement of the mercury vapor streetlights in Kochville Township with LED fixtures: 16 lights will cost \$1900.
- Evan Vaillancourt was hired as a Public Works part-time general labor.
- Steve London was hired as a Deputy Code Enforcement Officer.
- The Board approved the purchase of a Kennedy Xylem sewer bypass pump for \$21,593. The DPW will now have the capability of having a lift station up and running within 2 hours if the pumps were to fail.
- The Board approved the purchase of a mini excavator for the Township at a cost of \$49,904. The estimated savings is approximately \$201,240, when the DPW performs the work to replace the 117 valves that are in need of replacing due to hardware rotting.
- The Board approved the zoning text amendments re: multi-family planned unit development with the changes on page 6 submitted by Bruce Palmer.
- The Board approved a water/sewer rate study agreement for an amount not to exceed \$13,950 with municipal analytics.
- Michelle Kullick was hired as a DDA intern.

Business Items:

A: Kochville Annual Report: Annual Planning Commission Report for 2015 was distributed to the Planning Commission committee for review and approval.

Chair Kiss would like to have the year changed on page 7 from 2014 to 2015.

The Planning Commission authorizes the 2015 Kochville Township Annual Report to be submitted to the Township Board of Trustees for approval. Motion carried.

Other Business: Farmers Market will be starting in July. It will be located at the Home Depot parking lot. It will be open every Tuesday from 2-6 pm through September.

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Comments from Staff/Commission: Mr. Palmer stated there will be three site plans coming in the near future: a nursing home, Yeo & Yeo expansion with walking path upgrades, and Lock Tight Storage expansion. There are present projects going on now: Fair Field Inn and Oral Surgery Center. Meijer and Target sign appeals are coming.

Chair Kiss is involved with a committee for friends of Kochville and Cardinal Square. They are discussing a name change for Fashion Square Blvd. They would also like to add banners along the whole Cardinal Square District for uniformity with SVSU, Saginaw and Kochville townships. Cardinal Nest will be taking the place of the old T-Dubs restaurant. The projective date will be in 4 weeks.

Adjourn: Next meeting June 13, 2016: Chair Kiss made a motion to adjourn. Seconded by Mr. Robshaw. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary