

AGENDA
Cascade Charter Township Planning Commission
Monday, May 21, 2012
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the May 14, 2012 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Case #12-3076 Gary & Ruth Lash
(Public Hearing)
Property Address: 8951 Cascade Road
Requested Action: The applicant is requesting a Special Use Permit to
construct a new accessory building larger than 832 sq ft.**
- ARTICLE 7. Discussion of possible ordinance amendments – wall signs**
- ARTICLE 8. Discussion of possible ordinance amendments – fence height**
- ARTICLE 9. Any other business**
- ARTICLE 10. Adjournment**

Meeting format

- 1. Staff Presentation** *Staff report and recommendation*
- 2. Project presentation-** *Applicant presentation and explanation of project*
 - a. PUBLIC HEARINGS**
 - i. Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. Close public hearing**
- 3. Commission discussion – May ask for clarification from applicant, staff or public**
- 4. Commission decision - Options**
 - a. Table the decision**
 - b. Deny**
 - c. Approve**
 - d. Approve with conditions**
 - e. Recommendation to Township Board**

MINUTES

Cascade Charter Township Planning Commission
Monday, May 14, 2012
7:00 P.M.

- ARTICLE 1.** Chairman Sperla called the meeting to order at 7:02 p.m.
Members Present: Lewis, McCarthy, Pennington, Robinson, Sperla, Waalkes, Williams
Members Absent: Hammond- excused, Mead- unexcused
Others Present: Planning Director Steve Peterson and members of the public.
- ARTICLE 2.** Chairman Sperla led the Pledge of Allegiance.
- ARTICLE 3.** **Approve the current Agenda.**

Motion was made by Member Williams to approve the Agenda. Support by Member Waalkes. Motion carried.
- ARTICLE 4.** **Approve the Minutes of the April 16, 2012 meeting.**

Motion was made by Member Lewis to approve the Minutes as presented. Support by Member Robinson. Motion carried.
- ARTICLE 5.** **Acknowledge visitors and those wishing to speak to non-agenda items**

Chairman Sperla welcomed the visitors and asked for comments.

No one present wished to speak to non-agenda items.
- ARTICLE 6.** **Case #12-3080 Jeff Dionne**
(Public Hearing)
Property Address: 2984 Thornapple River Dr.
Requested Action: The applicant is requesting a Special Use Permit to allow the construction of a 6 foot tall fence in the front yard.

Chairman Sperla introduced the case and then turned it over to Staff for comments.

Planner Peterson explained the property location as being on the south side of Thornapple River Drive and just west of the Leslie E Tassell Park.

The applicant and his wife had applied for a similar permit in 2007 but were denied because they wanted to install a portion of the 8' fence in the road ROW. They have now changed their application and are asking for a 6' fence on the ROW line.

The fence that is west of the driveway was approved in 2007.

KCRC has no issue with the fence at the ROW line; if approved, they are willing to stake the ROW for the applicant.

Peterson said he spoke with one neighbor who indicated that as long as the fence was outside of the road ROW and limited to 6 feet that he was ok with it.

Staff recommends approval of a fence up to 6 feet high, outside of the road ROW, as measured from the existing grade beneath the fence.

Chairman Sperla expressed concern as to the staking of the ROW. Peterson felt it was best that the road commission did the staking.

After some discussion Chairman Sperla asked the applicant to come forward to offer more information or to answer questions.

Jeff and Lisa Dionne were both present. After technical difficulties prior to their presentation, Member Lewis suggested they move into Public Hearing.

Member Lewis made a Motion to move into Public Hearing. Support by Member Robinson. Motion carried.

Donald Visser of 2480 44th St was present as the Atty. for a neighbor of the Dionne's, Dr. Lawton. Atty. Visser said that at this time Dr. Lawton does not agree with the request. He wants it staked out for a visual. He may no longer object after seeing the stakes, but at present he is not in agreement. Atty. Visser gave his own interpretation of Section 4.30.5 of the Zoning Ordinance.

The Dionne's proceeded to give their presentation. Their goal is to complete the fencing project started in 2008. They want the fence to facilitate the safety of their family, their belongings, and the public at large. Mr. Dionne spoke about common trespassing situations they have experienced. He pointed out that there are other fences along this section of Thornapple River Drive that are 6' tall. Mr. Dionne is in agreement with the Kent County Road Commission staking the ROW.

Public Hearing resumed:

Atty. Visser returned to the podium to comment for his client, Dr. Lawton. He suggested the case be tabled to give his client ample time to see where the fence would actually be after it has been staked. He believes that the fence request cannot be approved if a neighbor does not approve.

Ken Clapp of 6800 Tricklewood Ct. was present to comment. He owns a small portion of property on the other side of the street. He does not object to a wooden dog eared fence and does not have a problem with the case.

Chairman Sperla asked if any Board Members had questions of the applicant.

With no questions, Member Lewis made a Motion to close Public Hearing. Support by Member Waalkes. Motion carried.

Member Waalkes stated that he feels a property owner should be able to erect a fence on their property. He pointed out that almost every neighbor to the west has a 6' tall fence. Because they are riverfront properties we assume this fence would be in their back yard; a front yard is essentially the river side. He believes that the KCRC should do the staking of the ROW and the applicant should be able to have a 6' fence east of their driveway.

Member Lewis reported that he has walked in that area. Sound, lights, nuisance, and danger are all very important factors for this parcel. He is in favor of approving the applicant's request.

Member Lewis made a Motion to approve the applicants request for a Type I Special Use Permit to construct a 6 foot tall fence in the front yard. Support by Member Robinson.

Comments followed in regards to the staking of the ROW and whether one neighbor's objection should rule over the owner's request.

Member Williams requested a friendly amendment to add that the fence should be outside of the ROW, to be determined by the KCRC for placement. Member Lewis and Member Robinson agreed to the friendly amendment.

Motion and friendly amendment carried unanimously.

ARTICLE 7. Case #12-3079 Westview Development

(Public Hearing)

Property Address: Summerset Site Condo

Requested Action: The applicant is requesting an amendment to the Summerset Planned Unit Development Ordinance that would allow the construction of a four car attached garage.

Planner Peterson said this is a PUD Amendment. This PUD was done several years ago. The current wording says a minimum of 2 and a maximum of 3 garages are allowed. They would like to change it to a maximum of 4.

Due to the small nature of the request staff has moved this project to the public hearing portion of the request.

Staff recommends approval of the amendment using the existing language from the Zoning Ordinance. This will make it consistent and will prevent a large garage on a small house.

Discussion followed.

Chairman Sperla asked the applicant if they wanted to come forward to make comments.

Tom Larabel representing G Allen Homes and Westview Development, 795 Clyde Ct. in Byron Center came forward. He explained that they want something unique to offer prospective buyers. The lots, homes, and garages are large with most of the garages being 3 stall.

Member Robinson made a Motion to Move into Public Hearing. Support by Member Lewis. Motion carried.

With no one from the public to comment, Member Lewis made a Motion to close Public Hearing. Support by Member Robinson. Motion carried.

Member Williams commented that she agrees with the Planner that they stay consistent with the current regulations for garages based on the home size.

Robinson and Sperla are in agreement with the Planner as well.

Member Waalkes made a Motion to approve the request for an amendment to the Summerset PUD, but using the language suggested by Planner Peterson from the existing Zoning Ordinance as opposed to simply allowing a four car garage. Support by Member Williams.

Peterson clarified that it would be a recommendation to the Board for a PUD Amendment. The language could be worked out between Staff and the applicant and then presented to the Board without coming back to the Planning Commission.

Chairman Sperla asked Member Waalkes if that could be part of the Motion as a friendly amendment. Waalkes agreed. Motion carried.

ARTICLE 8. Case #12-3077 Erik Morris
(Public Hearing)

Property Address: 5225 Buttrick Ave.

Requested Action: The applicant is requesting a Special Use Permit to construct an accessory building larger than 832 sq ft.

Peterson described the location and setting for this home as being hidden from view. The proposed building will be over 2,400 sq ft and will be located in front of the home. This is allowed when they are at least 200 feet back from the road. This building is approximately 270 feet back. The proposed setbacks comply with the requirements.

With 5 acres of property they are allowed 2 accessory buildings; this is their first.

The building is larger than the home on the property; however, we have permitted other larger buildings like this in the agricultural area.

Staff recommends approval as requested.

With no questions for the Planner, Chairman Sperla asked if the applicant would like to come forward to offer comments. The applicant/homeowner came forward to speak. He stated that the house does not have a garage, it only has a carport. It also does not have a basement so there is little space for storage. There will be electric in the building. The building will not be for living quarters; it will be for storage and a garage.

Member Lewis made a Motion to open Public Hearing. Support by Member Pennington. Motion carried.

Present was Todd Schultz of 7946 Anders Trail. He is on the board of the Anderson Woods Condo Assoc. He has no objections, but would like more information as to the location and if trees will be removed.

Member Lewis made a Motion to close Public Hearing. Support by Member McCarthy. Motion carried.

Member Pennington made a Motion to approve the Special Use Permit as presented. Support by Member McCarthy. Motion carried.

ARTICLE 9. Case #12-3078 Paragon Die & Engineering

Property Address: 5225 33rd St.

Requested Action: The applicant is requesting Site Plan Approval for several additions to the building. The total amount of additional space is approximately 26,000 sq ft.

Chairman Sperla introduced the case then turned it over to the Planner.

Peterson said that the applicant has already received a variance in December of 2011 to accommodate the additions. The variance was for a reduced rear yard setback and was awarded due to the Consumers property it is adjacent with.

The addition is planned in 3 different locations on the building.

In order to accommodate the addition they are working with Consumers on some easement issues for utilities near the rear of the site.

The site has reduced parking according to our standards, but they have additional property to expand in the future if needed.

The Township Fire Dept. has reviewed and approved the plans. The Township Engineer has reviewed and approved the plans with a note that they needed approval from Kent County Drain Commission, which has been given.

Future phases are not pre approved.

Chairman Sperla asked the applicant to come forward for comments.

Byrne Harmon was present representing FCC, Inc. He is a contractor for Paragon Die and Engineering.

Dave Muir was present. He is President of Paragon Die and Engineering which is located at 5225 33rd St.

Mr. Harmon and Mr. Muir explained the phases of the expansion process and a little bit about the manufacturing company itself.

Member Robinson made a Motion to approve the applicants' request, subject to the 3 conditions in the Staff Recommendation. Support by Member Pennington. Motion carried.

ARTICLE 10. Any other business:

Next Michigan Development Corporation letter.

Peterson explained this economic development report/letter and how the subject matter relates to the Planning Commission.

ARTICLE 11. Adjournment

Motion was made by Member Lewis to adjourn. Support by Member Robinson. Motion carried. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Karen McCarthy, Secretary

Carol M. Meyer, Planning Administrative Assistant

STAFF REPORT

STAFF REPORT: Case #12-3076
REPORT DATE: May 8, 2012
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: May 21, 2012
PREPARED BY: Steve Peterson, Planning Director

APPLICANT: Lash

STATUS
OF APPLICANT: Property Owner

REQUESTED ACTION: The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq ft.

EXISTING ZONING OF
SUBJECT PARCEL(S): Farmland Preservation

GENERAL LOCATION: North side of Cascade Rd just east of Quiggle Ave.

PARCEL SIZE: Approximately 2.4 acres

EXISTING LAND USE
ON THE PROPERTY: Residential

ADJACENT AREA
LAND USES: N-W-Ada Bible Church
S-E- Residential/Agricultural

ZONING ON
ADJOINING PARCELS: Farmland Preservation

STAFF COMMENTS:

1. The applicant is requesting permission to construct a new accessory building on his property. This building is 1,680 sq ft (32x40 plus an open 400 sq ft lean-to) and is being located in the rear yard.
2. The applicant does need a variance for the building due to the proposed setback. Because of timing of the meeting they are seeking the Special Use permit first. The variance case is scheduled for the 6/12/12 ZBA meeting.
3. The building has a proposed height of 17 feet and requires a 40 foot setback. The proposed setback is 15 feet. At the proposed setback the applicant would have to reduce the building to 14 feet tall.
4. The property also has two other accessory buildings that would have to be removed to construct this new building.
5. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast or at a level that is exempted.
6. A 2.5 acre property would be allowed only one accessory building. This is their first. They do have a detached garage but no attached garage.
7. The building does include a large open area (about 400 sq ft); this is already calculated into the square footage of the building.

Upon review of a Type I Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

| <i>Factors</i> | <i>Comments</i> |
|---|---|
| The intended use of the building. | Personal use. |
| The proposed location, type and kind of construction and general architectural character of the building. | The building will have steel siding and roofing. The mansard style building will have an agricultural feel and will be consistent with the area. However, the building they propose is too tall. While they have room to move the building the applicant has indicated that moving the building is not an option. |
| The size of the building in relation to the | The parcel is about 2.5 acres and the |

| | |
|--|--|
| house, lot and zoning district. | home has about 1,800sq. ft. of finished living space. This size building would not be inconsistent with other buildings in the area. |
| The type and kind of principal and accessory buildings and structures located on properties which are adjoining and in the general area. | The building is consistent with others in the area. |
| The topography and vegetation in the area. | open |
| Whether the proposed building will affect the light and air circulation of any adjoining properties. | Allowing the taller buildings was an option we gave property owners knowing that they would be farther away from the property line. The building being closer to the property line would impact light and air circulation more than if it was shorter. |
| Whether the proposed building will adversely affect the view of any adjoining property owner or occupant. | Again the taller building that is closer to the property line would have a greater impact than if it was shorter. |
| Points of access to the proposed building and their relationship to adjoining properties and the view from the adjacent streets. | No new access to the street will be created. |

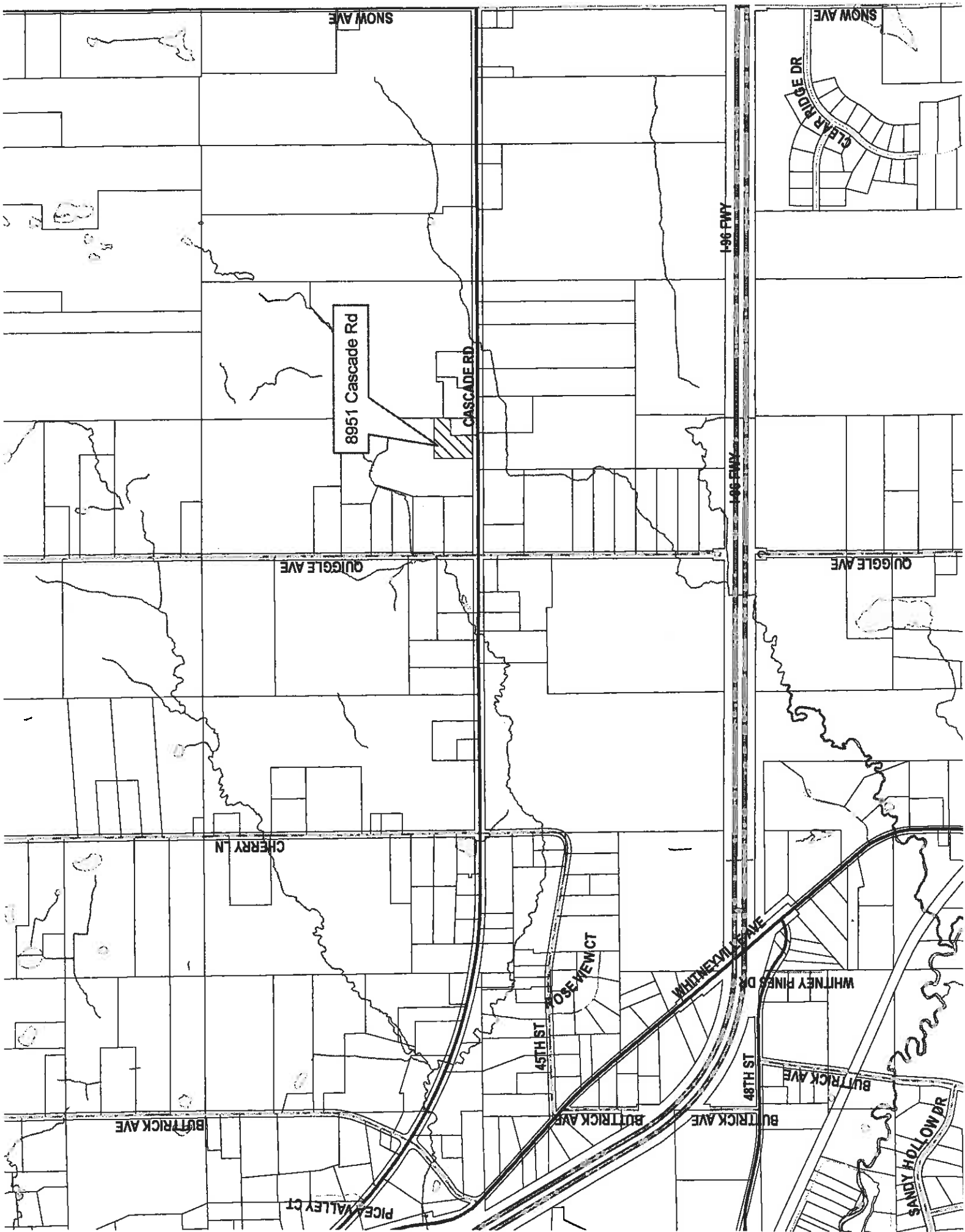
STAFF RECOMMENDATION

I would recommend that the building be reduced in height which would make the variance unnecessary. I recommend that the case be tabled to allow the applicant to bring a new plan that will reduce the building to no more than 14 feet tall.

If approved, any approval should be conditioned on the fact that no other accessory building shall be allowed on the property, with a bond or some other sort of guarantee.

Attachments: Application package





SNOW AVE

SNOW AVE

CLEAR RIDGE DR

8951 Cascade Rd

CASCADE RD

I-96 FWY

I-96 FWY

QUIGGLE AVE

QUIGGLE AVE

CHERRY LN

45TH ST

WHEATBOURNE CT

WHITNEY PINES DR

48TH ST

BUTTRICK AVE

PICE VALLEY CT

BUTTRICK AVE

BUTTRICK AVE

BUTTRICK AVE

SANDY HOLLOW DR



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Gary and Ruth Lash
 Address: 895T Cascade, Ada, MI 49301
 Telephone: 868-0236
 Facsimile: _____

OWNER:* Name: Filed under Ruth Hodges - previous name
 Address: _____
 Telephone: _____
 Facsimile: _____

(*If different from the Applicant)

| NATURE OF THE REQUEST: (Please check the appropriate box or boxes) | | | |
|--|-----------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Administrative Appeal | <input type="checkbox"/> | Administrative Site Plan Review |
| <input type="checkbox"/> | Deferred Parking | <input type="checkbox"/> | P.U.D. - Rezoning * |
| <input type="checkbox"/> | P.U.D. - Site Condominium * | <input type="checkbox"/> | Rezoning |
| <input type="checkbox"/> | Site Plan Review * | <input type="checkbox"/> | Sign Variance |
| <input checked="" type="checkbox"/> | Special Use Permit | <input type="checkbox"/> | Subdivision Plat Review * |
| <input checked="" type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Other: _____ * |

* Requires an initial submission of 5 copies of the completed site plan

BRIEFLY DESCRIBE YOUR REQUEST:**

Would like to build a ^{32'x40'} pole barn with gambrel roof
midpoint height 17'. To be used for storing
camper + tractors as well as work space for personal
projects. Setback minimums of 40' means building would
either have to be in a seasonal waterway or too remote
from house to be practical.

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944

LEGAL DESCRIPTION OF PROPERTY**:

See attachment

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19- 24-300-016

ADDRESS OF PROPERTY: 8951 Cascade Rd

PRESENT USE OF THE PROPERTY: Residential

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Ruth Lash

Owner - Print or Type Name
(*If different from Applicant)

* Ruth Lash 3/29/12

Owner's Signature & Date
(*If different from Applicant)

Gary Lash

Applicant - Print or Type Name

Gary Lash 3/29/12

Applicant's Signature & Date

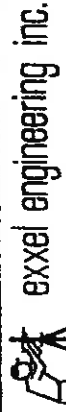
PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET - THANK YOU



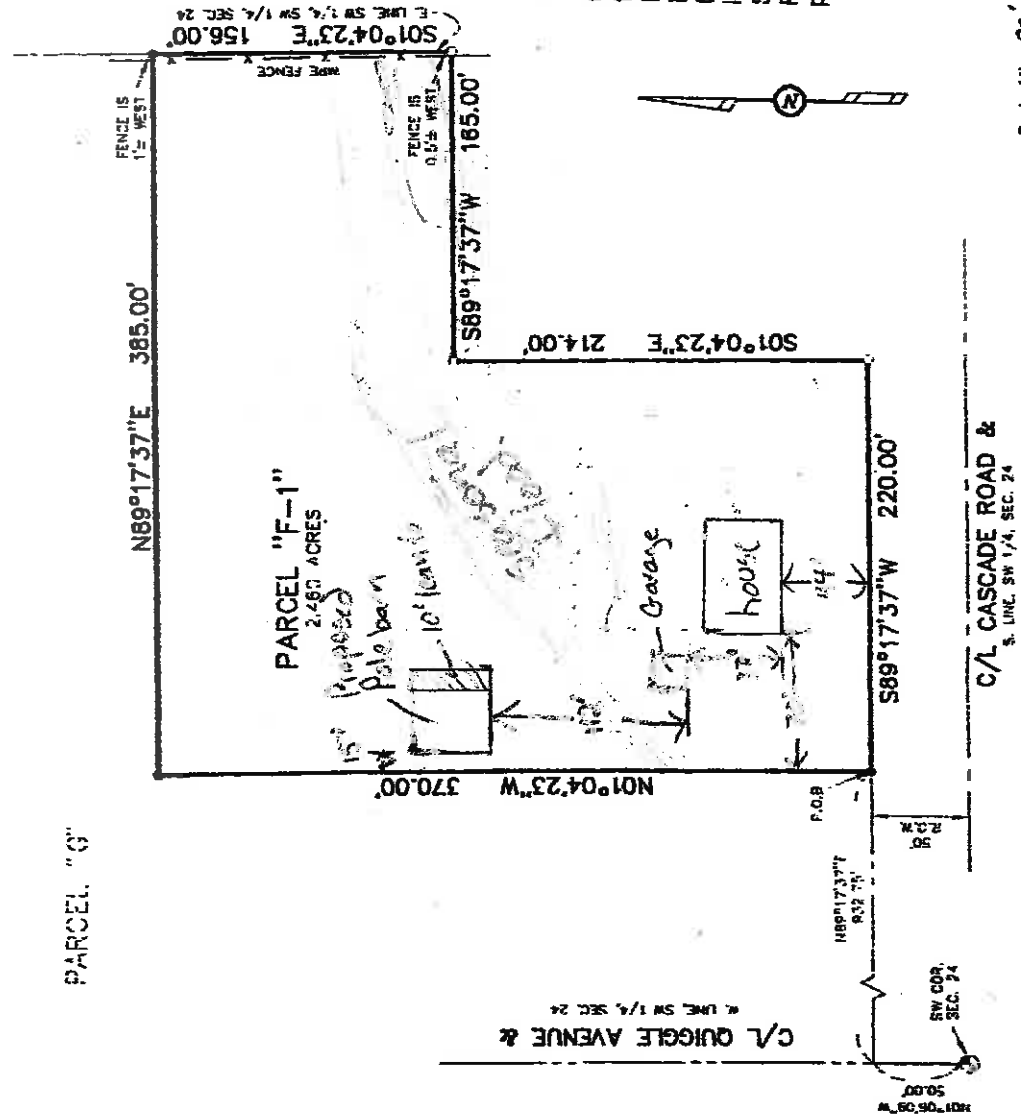
Boundary survey for: Bishop Builders
 ATTN: Doug Bishop
 11455 - 36th Street, S.E.
 Lowell, MI 49331

Description of Parcel "F-1":
 That part of the SW 1/4, Section 24, T6N, R10W, Cascade Township, Kent County, Michigan, described as: Commencing at the SW corner of Section 24; thence N01°06'09"W 50.00 feet along the West line of said SW 1/4; thence N89°17'37"E 932.75 feet along the North R.O.W. line of Cascade Road to the PLACE OF BEGINNING of this description; thence N01°04'23"W 370.00 feet; thence N89°17'37"E 385.00 feet; thence S01°04'23"E 156.00 feet along the East line, SW 1/4, Section 24; thence S89°17'37"W 165.00 feet; thence S01°04'23"E 214.00 feet; thence S89°17'37"W 220.00 feet along said North R.O.W. line to the place of beginning. Subject to easements of record. This parcel contains 2.460 Acres.

Revised - 1/25/01
 Revised - September 25, 2000 - File #00251B



5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI 49509-9724
 PHONE (616) 531-9880
 File No.: 001321F Date: March 30, 2000

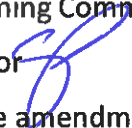


- Scale 1" = 90'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - = Set iron stake
 - = Found iron stake
 - ⊙ = Concrete monument
 - X - Fence Line

Subject: gary lash preliminary quote
From: Tom Verville (taverville50@yahoo.com)
To: taverville50@yahoo.com;
Date: Monday, March 26, 2012 6:47 PM

32X40X12 POST FRAME BLDG.
W/ 10X40 OPEN LEAN-TO
W/ GAMREL ATTIC ROOM TRUSS PKG.
STEEL ROOF W/OSB
STEEL SIDING
FLOOR AND STAIRS FOR UPSTAIRS STORAGE
12" FULL PERIMETER SOFFIT & FACIA
1SERVICE DOOR
4- 3'X3' VINYL SLIDER WINDOWS
1-10X10 INSULATED OVERHEAD DOOR
1- 9X7 INSULATED OVERHEAD DOOR
CONCRETE FLOOR AND BASIC SITE PREP INCLUDED UP TO 6" SAND
ANY ADDITIONAL FILL FOR GRADE TO BE DETERMINED.
TOTAL PRICE FOR ABOVE:
\$30,282.00
THANKS , TOM @ ARTFULLY CRAFTED POLE BARN
1-616-458-1742, 1-734-493-2078 OR DUANE @ 1-810-569-5960

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Planning Director 
Subject: Discussion of possible ordinance amendments- wall signs and fence height
Meeting Date: May 21, 2012

I have put together a couple of amendments for discussion. One is for wall signs the other is in regards to the special use standards for fence height.

The wall sign proposal would allow multiple wall signs provided the wall signs did not exceed a total square footage. The changes are marked with underlines.

The changes to the special use section for fence height address the adjoin property owner property owner approval standard as well as provide discretion the Planning Commission. These changes are also shown with underlines.

This is for discussion only and once we feel comfortable with the changes we can hold a public hearing to get input before making a recommendation to the Township Board.

2. One (1) subdivision identification sign per entrance road for each subdivision development not to exceed sixty-four (64) square feet in sign area.
3. For permitted non-residential uses, including churches and synagogues, one (1) freestanding sign not to exceed sixty-four (64) square feet in sign area and 5 feet in height, and one wall sign not to exceed forty-eight (48) square feet in sign area.
4. Flags of any nation, or state and seasonal or thematic flags.
5. One (1) non-illuminated sign per property not to exceed five (5) square feet for a lawful home occupation use, day care or foster care use on the property.

Section 6.03 - Signs Permitted In The "B-1" and "O" Zoning Districts(amended by Ord No 6 of 2011)

The following signs are allowed in the "B-1" and "O" zoning districts.

1. All signs permitted in Section 6.01 of this Ordinance.
2. One (1) freestanding permanent sign per zone lot. Regardless of the number of businesses, commercial establishments, buildings or tenants per lot, only one (1) such sign shall be permitted per lot and such sign shall not exceed a total sign area of 24 square feet unless it is in compliance with Table 6.03A below. Up to 50% of the sign may be a changeable copy sign.

TABLE 6.03A

| SETBACK (feet) | SIGN AREA (square feet) | HEIGHT (feet) |
|---------------------------|------------------------------------|--------------------------|
| 5 | 24 | 4 |
| 10 | 30 | 5 |
| 15 | 40 | 5.5 |
| 20 | 50 | 6 |
| 25+ | 60 | 7 |

Note: F OR SETBACKS DIFFERENT THAN THOSE LISTED ABOVE, SELECT THE SIGN AREA AND HEIGHT THAT CORRESPONDS TO THE NEXT LOWER SETBACK.

3. One of the following wall signs are permitted:
 - a. Wall signage or marquee signage not to exceed fifty (50) square feet in total sign area; or
 - b. Awning/canopy signage, not to exceed thirty-two (32) square feet in total sign area; or
 - c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one and one half square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed a sign length of more than two-thirds of the subject frontage.

New →

2. One (1) subdivision identification sign per entrance road for each subdivision development not to exceed sixty-four (64) square feet in sign area.
3. For permitted non-residential uses, including churches and synagogues, one (1) freestanding sign not to exceed sixty-four (64) square feet in sign area and 5 feet in height, and one wall sign not to exceed forty-eight (48) square feet in sign area.
4. Flags of any nation, or state and seasonal or thematic flags.
5. One (1) non-illuminated sign per property not to exceed five (5) square feet for a lawful home occupation use, day care or foster care use on the property.

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TABLE 6.03A

| SETBACK (feet) | SIGN AREA (square feet) | HEIGHT (feet) |
|---------------------------|------------------------------------|--------------------------|
| 5 | 24 | 4 |
| 10 | 30 | 5 |
| 15 | 40 | 5.5 |
| 20 | 50 | 6 |
| 25+ | 60 | 7 |

Note: F OR SETBACKS DIFFERENT THAN THOSE LISTED ABOVE, SELECT THE SIGN AREA AND HEIGHT THAT CORRESPONDS TO THE NEXT LOWER SETBACK.

3. One of the following wall signs are permitted:
 - a. One (1) wall sign or marquee per building not to exceed fifty (50) square feet in total sign area; or
 - b. One (1) awning/canopy sign per building, not to exceed thirty-two (32) square feet in total sign area; or
 - c. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one and one half square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed a sign length of more than two-thirds of the subject frontage.

Existing

5. Conditions for Special Use Permit Approval

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts provided the following conditions are met.

- Existing
- a. The additional height meets with the approval of the affected adjoining property owners.
 - b. The additional height does not severely impact light and ventilation from flowing onto the adjoining properties.
 - c. The increased height does not create a traffic hazard.
 - d. The increased height does not create a fire, safety hazard.
 - e. The increased height does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.).

(New Section added by Ordinance #20 of 1990).

5. Conditions for Special Use Permit Approval

Due to the unusual circumstances related to the property location or use of the fence, the height of a fence may be increased to a height of eight (8) feet as measured from final grade in all agricultural, office and residential zoning districts and up to ten (10) feet, as measured from average grade in all other zoning districts. Upon review of a special use permit for additional fence height the Planning Commission shall consider the following:

- New →
- a. The impact the additional height has on adjoining property owners.
 - b. Whether the additional height severely impacts light and ventilation from flowing onto the adjoining properties.
 - c. Whether the increased height creates a traffic hazard.
 - d. Whether the increased height creates a fire, safety hazard.
 - e. Whether the increased height does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.).

PROPOSED AMENDMENTS 2012