

Sharon Township Planning Commission

Meeting Minutes

December 8, 2011

Approved

I. Call to order

Chairman Lewis called to order the regular meeting of the Sharon Township Planning Commission (PC) at 8:01 pm on 08 December 2011. Commissioners Lewis, Cole, Murray, Spiegel, and Yordanich and Zoning Administrator Wilson were present. There were no audience participants.

II. Approval of minutes from last meeting

The minutes of the 10 November 2011 meeting were approved as submitted on a motion by Spiegel, seconded by Yordanich.

III. Public Comment

There was no public comment.

IV. Approval of Agenda

The PC approved the agenda as submitted.

V. Zoning Administrator Report

- A. Zoning Administrator Wilson reported that for the period of 10 November through 08 December there were no zoning compliances and no new addresses, land splits, or complaints.
- B. Wilson and Chairman Lewis spoke with Erin Perdu about several issues:
 - 1. Businesses such as Farmers Sand & Gravel that want to sell Christmas trees should have to apply for a special use permit because of changing uses.
 - 2. Although so far the township has allowed add-ons without kitchen facilities for elderly relatives moving in with residents, Perdu suggested that we may want to address this in our ordinances in the future.

VI. ZBA

There was no ZBA meeting during the past month.

VII. Board Report (Sharon Township Board Meeting 1 December 2011)

- A. There was a comment from the public requesting that someone be sure that trees planted by MDOT along M-52 (by Farmers Sand & Gravel) that have

died be replaced. Dave Wilson will talk with Angela at Farmers to be sure she is in touch with the state and MDOT.

- B. Materials dropped in the Modern Waste Systems recycling bins at Wackers are taken to a sorting facility in Ann Arbor. Also, the recycling bins located at Manchester Market are provided by Manchester Township and not by the village, so these should not be affected by the village changing their recycling vendor.
- C. A compromise was reached with the county on old drain bills from 2000 and 2007; because neither the county nor the township could produce records that the county actually billed us, the county will cover the bill from 2000 (approximately \$3100).
- D. The Township Board is supposed to come up with a list of 5 ordinances to discuss at the January SWWCOG meeting for potential coordination of rewrites. The PC thought the Mineral Extraction ordinance would be a good one to work on with surrounding townships.

VIII. Southwest Washtenaw Council of Governments (SWWCOG) Report

There was no meeting after the November PC meeting and the December SWWCOG meeting was cancelled. At the January meeting, each participating government is supposed to bring a list of 5 ordinances they feel could possibly be rewritten jointly with SWWCOG. The PC thought the Mineral Extraction ordinance would be a good one to work on with surrounding townships.

IX. Old Business:

- A. Lewis had spoken with Township Clerk Aiuto about incorporating the ordinance changes that had been approved at the April 2010 Township Board meeting. Aiuto, and not attorney Fred Lucas, holds the official electronic “master” copy of the ordinances.
- B. Fred Lucas had reviewed the PC’s changes to the sign ordinance and offered the following revisions:

Section 15.10 Signs Requiring Permits

- A. Subject to the provisions of Section 15.11 Political Signs, the following signs shall require a zoning permit prior to erection and/or placement.
 - A.1 All signs in an industrial district except as otherwise provided in this ordinance.
 - A.2 All signs in a commercial district except as otherwise provided in this ordinance.
 - A.3 All signs larger in area than twenty (20) square feet, including wall signs.
- B. If site plan review is required for a proposed project of which a proposed sign shall be part, the site plan reviewing bodies shall

review the proposed signage as part of the site plan review procedure for the entire project, pursuant to Article 4.

- C. If the proposed sign is to be part of an existing development for which site plan approval has already been granted or was not necessary, the Zoning Administrator shall review the application to assure all applicable ordinance standards have been met prior to issuing a sign permit.
- D. The Zoning Administrator may refer action on proposed signage to the Township Board.

Section 15.11 Political Signs

- A. Except as otherwise provided in this ordinance political signs shall be permitted in all zoning districts subject to the following regulations:
 - A.1 Political signs shall comply with all regulations herein regarding physical placement on the property.
 - A.2 Political signs may be erected no more than thirty (30) days prior to the election for which it advocates.
 - A.3 Political signs must be removed no more than forty-eight (48) hours following the election for which it advocated.
 - A.4 Political signs may be no more than sixteen (16) square feet nor more than five (5) feet on any side.
 - A.5 Political signs shall not be located in, project into or overhang a public right-of-way or dedicated public easement and must be located at least ten (10) feet apart.
 - A.6 Political signs may only be erected by the landowner or with the permission of the landowner.
 - A.7 Political signs shall not create any problem of visibility between vehicles and/or between pedestrians.
- B. The provisions of this section shall not apply to billboards-for-hire. See Section 15.08

Add to Definitions:

Political Sign: A sign supporting or opposing a political party, a candidate for public office or a ballot proposal. A sign identifying premises as an office or headquarters of a party, candidate or advocacy group shall not be considered a political sign.

- C. Since Lucas recommended adding the political sign language to Section 15.11 rather than to 15.04.A.3 as the PC suggested at the November 2011 meeting, the PC decided at this meeting (08 Dec 2011) that 15.04.A.3 should be amended to read:

~~Political advertising signs related to a candidate running for office or a proposition up for public vote, provided each sign shall not exceed sixteen (16) square feet in area.~~ **Political advertising signs are subject to the regulations provided in Section 15.11.**

D. Section 5.24.C.5g should be amended to read (change from Nov 2011 meeting is changing “signals” to “signal”):

All signals and remote control conductors of low energy extending substantially horizontally above the ground between a tower or antennae and a structure, or between towers, shall be at least eight (8) feet above the ground at all points, ~~unless buried underground.~~

X. Action Items

Driveway ordinance language was sent to Erin Purdu for review and should be discussed next month.

Sales of Christmas trees on properties other than commercial properties or properties on which the trees were grown need to be addressed and should be discussed next month.

Lewis will ask Erin Purdu to review Cole’s version of the Vicinity Map language.

XI. Next Meeting

Because of travel plans of several PC members, the next meeting was set for 26 January 2012 at 8:00 pm.

XII. Adjournment

The meeting was adjourned at 9:07 pm on a motion by Spiegel, seconded by Cole.

Minutes submitted by: Kathy Spiegel

Minutes approved by: Planning Commission

Date: 26 January 2012