

## **Agenda**

### **Parchment Planning Commission**

**September 27, 2023 – 6:00 pm**

Kent DeBoer, Chairperson  
Sandy Bliesener  
John Tecca  
Nancy Stoddard, City Manager

Cheryl Lyon-Jenness  
Sara Dean  
Rebecca Harvey, Zoning Administrator

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - a. Minutes from July 26, 2023
- 4. Additions/Changes to the Agenda**
- 5. Citizen Comments** – When called upon by the Chairperson, state your name, address, and you will be allowed up to 5 minutes for your comments.  
Reminder: You will be making a statement, without discussion from the Planning Commission.
- 6. Old Business**

None.
- 7. New Business**
  - A. Purchase Agreement, Parchment Vegetable Products - action
  - B. Review of Article 15 – Signs (this is in progress and will be sent electronically on Monday with hard copies being placed on the dais for the meeting. Becky will present the review at the meeting)
- 8. Next Meeting – October 25, 2023 at 6pm**
- 9. Adjournment**

Planning Commission Meeting Minutes  
July 26, 2023

**1. Call to Order at 6:01pm**

**2. Roll Call –** Chairperson DeBoer, Commissioners Dean, Tecca, Lyon-Jenness, and Bliesener, City Manager Stoddard, and Zoning Administrator (ZA) Harvey.

**3. Approval of Minutes – June 13, 2023**

- Motion to accept the minutes by Bliesener and supported by Tecca. All ayes.

**4. Additions/Changes to the Agenda**

- Chairperson DeBoer made a motion to table the Short Term Rentals discussion, supported by Dean.
- He read the following letter into the minutes from Mayor Robert D Britigan III:

*Kent:*

*I am writing to suggest tabling any further action regarding the short-term rental ordinance being discussed at tonight's Planning Commission meeting.*

*As Mayor and a professional real estate manager, I sit on the Economic Development and Land Use Committee for the Michigan Municipal League (MML) and serve as Legislative Chair for the West Michigan Chapter of the Institute of Real Estate Management (IREM).*

*In these roles I am privy to draft legislation involving land use and private property rights amongst other issues. Short term rentals have been a hot topic at the State level for some time. Presently, a bill is being drafted by Rep. Andrews (38th District) to be introduced when the Legislature resumes in September.*

*Many of these bills involve the State's preemption of local control and are opposed by the MML, but supported by the private sector. As such, I would recommend tabling any further action regarding short term rentals pending the outcome of these efforts.*

*I wouldn't want to see all of the Planning Commission's hard work become an exercise in futility should these initiatives pass.*

*Please share with the Planning Commission at tonight's meeting.*

*Thank you for your consideration and service to our community.*

*Rob*

*Robert D. Britigan III*

*Mayor, City of Parchment*

(269) 217-0120

- Roll call vote: Lyon-Jenness – yes  
Bliesener – yes  
Dean – yes  
Tecca – yes  
DeBoer – yes  
Motion carried.

## 5. Citizen Comments

- No comments

## 6. Old Business

### A. Short Term Rentals (STRs) – Tabled

### B. Article 15 – Signs

- Zoning Administrator (ZA) Harvey reviewed the ordinance and put together a technical review to identify what's in the ordinance that should be changed.
- She suggested to do this initially but found as we get things in front of us, we see that modifications/updates are needed. Generally, the Planning Commission (PC) catches any concerns. As the ZA has had to deal with sign requests, this has allowed her to see wording in the Sign Ordinance that needed change.
- ZA Harvey gave an example: An owner has an existing brick base and they want to add a sign that would rest on the base (monument sign). They wanted the additional sign to be an internal construction to the existing sign, by way of a pole construction (free standing or ground sign). Their objective is to increase the height requirements by using a free standing sign. The way the current ordinance is written is what trips up the ordinance. This wording needs to be defined.
- Communities prefer monument signs because they are low lying. She stated that the base would have to be removed in order for this sign to be considered as a ground sign. The ordinance as it is written may cause confusion.

### Section 15.1 – Intent

- Per ZA Harvey: Purpose statements (in three paragraphs) in current ordinance. The PC should list out what is needed, remove the repeat language; add in sign construction, uniformity, communication, and visualization statements.

### Section 15.2 – Definitions

- This part should be a list of definitions
- Definitions that are not needed may be removed. The PC will need to define when regulating or if they are in the text of the regulation.

- When we speak to things that are not needed, we introduce arguments/questions.
- The PC will need to add missing definitions and clarify existing definitions.

#### Section 15.3 – Exempt Signs

- Subsection k. needs to be removed. This language will be fixed when referring to signs that speak. Reminder: The PC cannot change the sign because of what it says.
- The PC may need to take some time to think about murals in order to address them. Murals are different than signs – considered artwork- It may be difficult to determine acceptable artwork.

#### Section 15.4 – Prohibited Signs

- In general, the sign regulations and prohibited signs say the same thing. It only needs to be states one time in the ordinance.

#### Section 15.5 – Sign Surface Area

- ZA Harvey said that the PC does not issue sign permits; they only regulate them. The ZBA approves/disapproves them.
- The surface area is an important part of a sign area measurement. No matter what sign, the PC defines them in the Definitions.
- It is not necessary to have Section 15.5 in the ordinance as the information is in Section 15.2 - Definitions.

#### Section 15.6 - General Requirements for Signs in Commercial and Industrial Districts, 15.7 – Special Requirements for Signs in Commercial and Industrial Districts, 15.9 – Special Requirements for Signs in RT, C-1 and C-2 Districts, 15.10 – Signs in Residential Districts and Section 15.XX – Changeable Copy Signs

- Currently, the City has four sections for signs that include a lot of standards.
  - 1) Retitle this to General Sign Regulations – Compile any information that applies to all districts into this section. It will reduce the other three sections.
  - 2) Create sign requirements by districts. Use a table of districts, types of signs, metrics, and dimensions. This will help to remove the problems with the ordinance that are imbedded in these districts/sections.
  - 3) References to temporary signs are all over the place in the ordinance. ZA Harvey suggested that it should be reformatted. A community could have a lot of pushback because of temporary signs. The sign has to be content neutral. This is how the PC will regulate temporary signs: It will be constructed from a zoning standpoint and content neutral.

- Lyon-Jenness stated that the ordinance has provisions to prevent obscenities or placement of political signs. ZA Harvey said that it would be up to the City's attorney to enforce for health and safety reasons. The zoning can't violate a person's Constitutional rights.
  - Bliesener said that if we were to go against the attorney, the City could be sued.
  - ZA Harvey stated that there was a chance that the City would lose if our attorney says we can't prevent it. It has to be done through wording in the zoning ordinance. Public health and safety can be considered for the community. Free speech is allowed. If something is in a window of a residence, it is not a sign.
  - Lyon-Jenness asked about the Bigby temporary signs. The City Manager stated that they used a temporary sign permit.
- 4) New Section – Changeable Copy Signs – ZA Harvey stated that the PC can define these now but with a new twist. Manual, electrical – Define other electrical signs that will be regulated differently. What needs to happen? The PC may want alternate approaches.

#### Section 15.XX – Temporary Signs

- Dean asked if this included signs that were stapled to boxes and poles. Would there be any provisions for these temporary sign remnants that are left behind.
- ZA Harvey said that the PC will define Temporary Signs and establish standards to determine if you allow it to be attached to poles (or placed in a ROW). The PC may state where it may be placed.

#### Section 15.11 – Decorative Displays, 15.12 Political Signs, and 15.13 – Signs in Public Right-of-Way

- Per ZA Harvey: These three sections should be deleted as they are repetitive.

#### Section 15.14 – Design Review Guidelines

- ZA Harvey explained that the City of Parchment has guidelines that speak to the aesthetics of sign, but who makes that judgement call. She did not think that is what the City wants to do. There are no aesthetic parameters in the current ordinance. This must be changed.

#### Section 15.15 – Maintenance of Signs

- ZA Harvey said that this section could be deleted as it was dealt with elsewhere in the ordinance.

#### Section 15.16 – Removal of Nonconforming Signs

- This section should be renamed to Nonconforming Signs. ZA Harvey explained that it would make the distinction of the section to abandoned signs. Abandoned signs would be defined. The PC will need to weigh in as to what they want to do with this. A different terminology will be given to the section.

#### Section 15.17-21

- All of these could be streamlined into one section per ZA Harvey.

#### Section 15.XX – Violations – This needs to be added to the ordinance

#### Section 15.XX – Severability – This should be added to the ordinance

- ZA Harvey said that the work of the PC will reduce the bulk of the sign ordinance. It will make it easier to use, fix the things that trip up the person who uses it, and removes language that is incorrect.
- Bliesener stated that it is awesome when a community has a good table to use for signage. She thinks that it will be a good thing for those that use the sign ordinance.
- ZA Harvey said that by re-doing the Sign Ordinance, it will fill in the gaps and help to define what is needed, and removes repetition.
- Dean asked how this would define murals/graffiti. What is the criteria? Is it permission based?
- ZA Harvey stated that if there is no ordinance language than a mural is artwork. If there is no name or product in the mural then it is not a sign that is advertising something. She suggested doing some mural research. Could be considered free speech. A community would have to set standards as to where it is placed and the size. Currently, the PC would have to treat it as other artwork.
- Bliesener said that she has heard about communities that have committees where the artists presents it project and the committee approves or disapproves the project.
- DeBoer stated that the ZA will get the sign ordinance put together and come back to the PC with a draft in August.
- ZA Harvey said that the PC may look at the draft text and think it is less complicated. Dealing with sign companies that are difficult are a big administrative problem.
- Chairperson DeBoer asked that Lyon-Jenness give the PC an update of the Parks and Rec Committees meetings.
- Lyon-Jenness stated that they are working on improving the tree situation in the City of Parchment. They have decided to develop and repopulate public space with an environmentally sound plan with an Urban Forestry Grant. They are working on enhancing the community's interest in funding ongoing tree planting. Bliesener said that she had a

friend who is an arborist that could help with the grant. Parchment Takes Root is the name of the fund. A booth at the Kindleberger Festival provided useful information about tree planting, nurturing a tree, and a drawing for 3 trees, one donated by Mulder's Nursery and the other two by the Garden Club. The tree fund that is being developed started with \$10,000 seed money from the General Fund. Ticket sales for the tree drawing will go into this fund as well as any donations, memorials, or special monies for tree donations. Lyon-Jenness said that the committee wants a delineated set of rules for the tree fund. They will be having a post Kindleberger Festival meeting to look at how it went at the booth. They had asked people at the festival if they wanted to sign up for a newsletter and/or be a part of a tree committee. They received many positive responses.

**7. New Business**

**A. Review of Article 15 – Signs**

- ZA Harvey will present a draft of Article 15 – Signs for the PC's review in August.

**8. Comments from Planning Commissioners**

- DeBoer asked Dean if she would be able to provide an update to the Graphic Packaging air quality.
- Dean stated that the Graphics Packaging (GP) problem was diverted by the Canadian wildfires in the news. She did hear that the daycare, near the facility, kept their children indoors. She hopes to hear more about the progress that GP has made by September/October.
- No other comments from Commissioners.

**9. Next Meeting – August 23, 2023 at 6pm**

**10. Adjournment** – Motion by Bliesener, supported by Dean. All ayes. Meeting ended at 7:17 pm.

September 21, 2023

Dan Bussema

Parchment Vegetable Products, Inc.

839 Commerce Lane

Office #453

Kalamazoo, MI 49004

Parchment Vegetable Products, Inc.

Thank you for the opportunity to submit this proposal to the City of Parchment. The following proposal outlines the basic business terms under which Parchment Vegetable Products, Inc. will buy Parcel #2-97 of the former paper mill property.

Seller: City of Parchment  
625 South Riverview Drive  
Parchment, MI 49004

Buyer: Parchment Vegetable Products, Inc.

Use: The Company will produce vegetable products via the vertical farming system, which will include what is known as an Aquaponics system, which includes the introduction of tanks at the base of all the vertical systems. Tanks will hold Tilapia or Salmon as the fertilizer for the closed system. Thusly, providing additional income opportunities.

Location: The building location is #2-97 within the former KVP property

Purchase price \$15,000



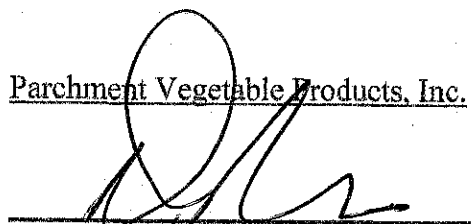
Title Insurance

Seller will provide the City of Parchment with a policy of title insurance at the time of closing

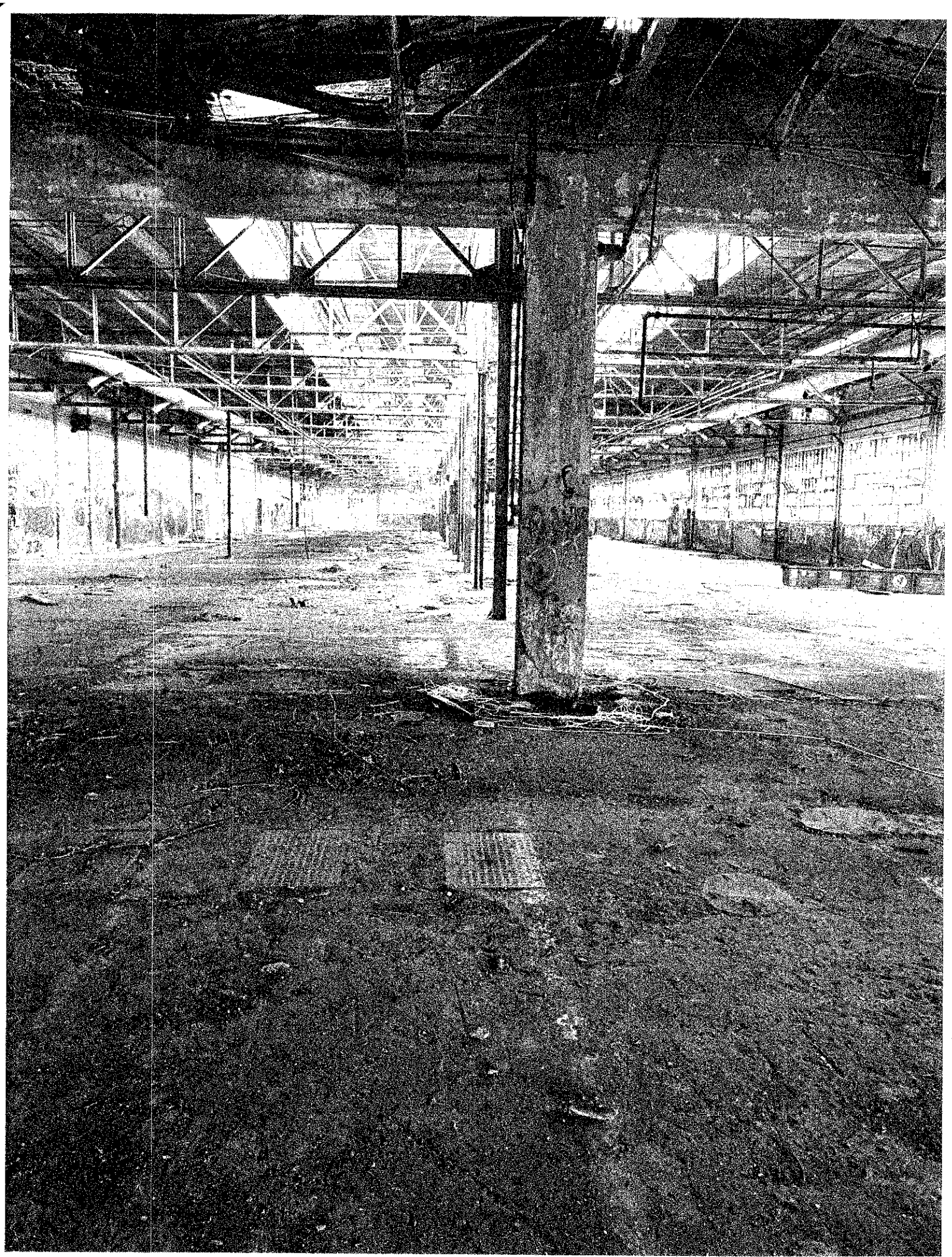
Please contact this office in the event that further information is necessary.

Regards,

Parchment Vegetable Products, Inc.



9/21/23 Date



Volume in ml.	Solvent
3,000	TOLNOL
5,000	M.E.K
5,000	ETHYL ALCOHOL
10,000	941 BLEND
10,000	941 BLEND
5,000	TOLNOL

RECEIVED JAN 25

OAK GROVE

5

9. PURCHASE  
CONTRACT/DEPOSIT:

Following mutual execution of this letter of intent, the parties shall negotiate in good faith in an effort to consummate a purchase and sale agreement for the land (the "Purchase Contract") upon the basic business terms and conditions set forth in this letter of intent, and upon such other terms and conditions as are mutually agreed. If the parties are unable to consummate a Purchase Contract within 30 days of this letter of intent, then either party may terminate this letter of intent without obligation to the other party. The Purchase Contract shall provide that Buyer shall deposit \$ 20 with Seller. Said deposit shall serve as liquidated damages in the event Buyer fails to close in default of the Purchase Contract, or shall be applicable to the Purchase Price at closing.

10. COMMISSION:

The City of Parchment will not pay a sales commission. The City of Parchment and Buyer acknowledge that no other brokerage company is involved in this transaction.

11. NON-BINDING  
PROPOSAL:

This is a non-binding proposal based on preliminary requirements submitted to the City of Parchment to date. The final terms and conditions will be subject to a more definitive purchase agreement to be agreed upon by the parties. If not executed within 30 days, this proposal expires.

12. TRAFFIC IMPACT STUDY

A traffic impact study may be required by the City of Parchment for the ~~intended use of the specific parcel under consideration, prior to site plan review and/or submittal of an offer to purchase land from the City.~~ Traffic impact study shall be prepared by a traffic engineer licensed in the State of Michigan, by a Michigan based firm specializing in traffic studies, and acceptable to the City Commission. Cost of traffic impact study shall be borne by the purchaser.

We are confident that an acceptable agreement can be negotiated and we look forward to receiving a draft purchase document. At the appropriate time, the Buyer will provide financial information that may be requested to help the City of Parchment better understand the financial situation of \_\_\_\_\_

Buyer's Name

Please contact me with questions and comments. Thank you for your consideration.

Sincerely,

Dan Bessent  
Buyer's Name and Phone Number

231-375-3926

ACKNOWLEDGED AND RECEIVED:

City of Parchment

By: \_\_\_\_\_ Date: \_\_\_\_\_

650 S. Riverview Drive  
Parchment, MI 49004  
(269) 349-3785

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## A. Title: The Future of Vertical Farming: Technical Objectives and Challenges

### Introduction

As the world grapples with the increasing challenges of food security, resource scarcity, and environmental sustainability, vertical farming has emerged as a promising solution to address these issues. Vertical farming represents a revolutionary approach to agriculture that involves growing crops in stacked layers, often indoors, using advanced technology. This innovative method offers a range of technical objectives and challenges, with a focus on addressing shrinking water resources, reducing pesticide use, and shaping the future of employment in the United States and neighboring countries. In this document, we will explore these objectives and challenges in detail while highlighting the positive impact vertical farming can have on our future.

### Technical Objectives

#### 1. Water Efficiency:

- Reduce water consumption: Vertical farming systems aim to use significantly less water than traditional soil-based agriculture. Advanced hydroponic and aeroponic techniques optimize water usage by delivering nutrients directly to the plants' roots, minimizing wastage.
- Implement closed-loop systems: Recycling and reusing water within vertical farms can help mitigate the impact of shrinking water resources, ensuring a more sustainable approach to cultivation.

#### 2. Pesticide Reduction:

- Develop integrated pest management (IPM) strategies: Vertical farms prioritize IPM techniques, such as biological controls and precision monitoring, to minimize the need for chemical pesticides.
- Implement strict hygiene protocols: Maintaining a controlled indoor environment reduces the risk of pest infestations, allowing for pesticide-free cultivation.

#### 3. Energy Efficiency:

- Utilize LED lighting: Energy-efficient LED lights are employed to provide optimal light spectra for plant growth, reducing electricity consumption.
- Harness renewable energy sources: Integrating solar panels and other renewable energy technologies can further minimize the carbon footprint of vertical farming operations.

#### 4. Crop Yield and Quality:

- Optimize plant nutrition: Fine-tuning nutrient delivery systems ensures that crops receive precisely what they need, resulting in higher yields and improved product quality.
- Develop crop-specific environmental controls: Tailoring the growing environment to each plant's specific requirements maximizes productivity and quality.

## Challenges

### 1. High Initial Investment:

- Vertical farming systems often require significant capital investment in technology, infrastructure, and skilled labor. Overcoming this financial hurdle is a key challenge, particularly for small-scale farmers. The savings found in this transaction are found in the existing building that meets the necessary requirements to provide for a successful introduction of the vertical farming system. Secondly the introduction of robots in lieu of extensive training and management of human workers.

### 2. Energy Costs:

- While LED lighting is energy-efficient, the energy demands of vertical farming can still be substantial. Finding cost-effective and sustainable energy solutions is crucial.

### 3. Technical Expertise:

- Vertical farming necessitates a high level of technical knowledge in areas such as automation, hydroponics, and plant biology. Ensuring a well-trained workforce is essential for the industry's success.

### 4. Market Competition:

- As vertical farming gains popularity, competition among producers may intensify. Maintaining profitability while meeting market demands poses a challenge for newcomers and existing players alike. With the imminent recession in the USA this type of food production is timely and attractive to individuals and companies that invest in said activity as well as potentially introducing additional business activity that may move into the property in the KVP properties.

## The Future of Employment

Vertical farming presents exciting opportunities for employment in the United States and neighboring countries. As the industry grows, so does the demand for skilled workers, ranging from agronomists and horticulturists to engineers and data analysts.

These jobs are not only essential for the operation of vertical farms but also contribute to the broader agricultural technology sector.

In the next five years, we can expect to see a significant increase in employment opportunities within the vertical farming industry. This growth will not only provide jobs but also foster innovation and expertise in sustainable agriculture. As we move forward, it's important to invest in education and training programs to prepare the workforce for these emerging roles.

## Conclusion

Vertical farming represents a promising solution to the pressing challenges of shrinking water resources, pesticide use reduction, and sustainable employment in the United States and neighboring countries. While it presents technical objectives and challenges, the potential benefits far outweigh the obstacles. By focusing on water efficiency, pesticide reduction, energy efficiency, and crop optimization, vertical farming can revolutionize agriculture and contribute positively to our future.

As we embrace this transformative approach to farming, we must also invest in education and research to overcome challenges, train a skilled workforce, and ensure the continued success of vertical farming in the years to come. The future of agriculture is vertical, and it offers a brighter, more sustainable future for us all.



# City of Parchment Planning Commission

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## TECHNICAL REVIEW: Article 15 - Signs

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### Section 15.1 – Intent

- Reformat to itemize the purpose statements
- Supplement the purpose statements to include references to proper sign construction, uniformity, and balance between communication and visual pollution

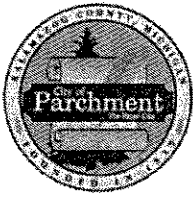
### Section 15.2 – Definitions

- Remove/relocate the following definitions:
  - Accessory use
  - Area identification sign
  - Bulletin board/announcement sign
  - Canopy sign
  - Decorative display
  - Display sign
  - Erect
  - Identification sign
  - Illuminated sign
  - Incombustible/Noncombustible material
  - Non-accessory sign
  - Public right-of-way
  - Real estate sign
  - Residential sign
  - Shopping center
  - Suspended sign
- Add the following definitions:
  - Balloon sign
  - Electronic display sign (et al)
  - Inflatable sign
  - Mural
  - Nameplate
- Refine/clarify a number of existing definitions

### Section 15.3 – Exempt Signs

- Remove subsections h. and i. – not content neutral





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- Remove subsection k. – a mural is not a sign, by definition; caution should be used in regulating artwork
- Revise remaining subsections as needed to better align w/ the definitions in Section 15.2
- Add subsection to address decorative signs, seasonal displays, etc.

### Section 15.4 – Prohibited Signs

- Review for consistency or replication with Section 15.6 – General Sign Regulations

### Section 15.5 – Sign Surface Area

- Delete . . the standards set forth in subsections a.-c. are/will be addressed in Section 15.2 – Definitions or Section 15.XX – Sign Regulations by District
- The method for the calculation of sign area is established in Section 15.2

### Section 15.6 – General Requirements for Signs in Commercial and Industrial Districts

- Retitle – General Sign Regulations
- Reframe/revise as general regulations for allowed signs
- Remove subsections already addressed in Section 15.4 – Prohibited Signs
- Add subsection to address sign maintenance

### Section 15.7 – Special Requirements for Signs in Commercial and Industrial Districts

### Section 15.9 – Special Requirements for Signs in RT, C-1 and C-2 Districts

### Section 15.10 – Signs in Residential Districts

- Combine Sections 15.7, 15.9 & 15.10 into a single table of sign regulations by district
- Relocate general sign regulations included in these sections to Section 15.6
- Remove general sign regulations already addressed in Section 15.6
- Include provisions for development entrance signs, directional signs and billboards
- Relocate temporary sign standards to Section 15.XX – Temporary Signs
- Remove any reference to regulation by sign content

### Section 15.XX – Changeable Copy Signs

- Add regulations specific to changeable copy signs



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## Section 15.XX – Temporary Signs

- Add to address allowed temporary signage by district (not content or sign type)
- Establishes content neutrality in the Ordinance

## Section 15.11 – Decorative Displays

- Delete . . address in Section 15.3 – Exempt Signs

## Section 15.12 – Political Signs

- Delete . . regulate as a ‘temporary sign’

## Section 15.13 – Signs in Public Right-of-Way

- Delete . . address in Section 15.6 - General Sign Regulations

## Section 15.14 – Design Review Guidelines

- Delete . . or revise to develop measurable parameters and identify the review body/process

## Section 15.15 – Maintenance of Signs

- Delete . . address in Section XX – Abandoned Signs and Section 15.6 – General Sign Regulations

## Section 15.16 – Removal of Nonconforming Signs

- Retitle – Nonconforming Signs
- Remove reference to Temporary Signs . . address in Section 15.XX – Temporary Signs
- Revise subsection f. for consistency with revised definition of ‘abandoned sign’
- Review subsection g. for consistency w/ State law

## Section 15.XX – Abandoned Signs

- Add

## Section 15.17 – Erection, etc. of Signs; Permit Required; Exceptions

## Section 15.18 – Permit Application



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### Section 15.19 – Permit Issuance; Appeals

### Section 15.20 – Fees

### Section 15.21 – Permit Revocation and Expiration

- Combine Sections 15.17-21 into a single section – Sign Permits
- Condense for clarity

### Section XX – Violations

- Add

### Section XX – Severability Clause

- Add



## City of Parchment Planning Commission

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### REVISED PER TECHNICAL REVIEW: Article 15 - Signs

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#### Section 15.1. - Intent.

This Article is intended to establish regulations for all signs in all zoning districts within the City in a manner consistent with the following purposes:

1. To protect and further the health, safety and welfare of City residents, property owners and visitors.
2. To prevent traffic hazards and pedestrian accidents caused by signs which obstruct vision, distract or confuse drivers, or are improperly secured or constructed.
3. To conserve and enhance community character and the City's aesthetic environment.
4. To promote uniformity in the size, number and/or placement of signs within zoning districts.
5. To promote the economic viability of commercial areas by minimizing visual clutter and allowing for proper placement of signs to safely direct motorists to their destination.
6. To balance the public's right to be informed and its desire to avoid visual pollution and hazardous conditions with the desire of business and nonbusiness uses to communicate by means of signs.

#### Section 15.2. - Definitions.

As used in this chapter:

*Abandoned sign* means a sign which advertises a business, lessor, owner, product, or activity no longer conducted or available serving a premises vacant or unoccupied for more than 180 consecutive days.

*Accessory use* – relocate to Section 2.2

*Animated sign* means any sign that uses movement or change of lighting to depict action or create a special effect or scene. **This definition includes rotating signs.**

*Area identification sign* – no change



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*Awning/canopy sign* means any sign painted, applied **or attached** to the surface of an awning or canopy.

*Balloon sign* means a temporary sign consisting of an envelope inflated with pressurized or heated air, or a lighter-than-air gas, and displayed for the purpose of advertising or attracting attention. Unlike inflatables, balloon signs can be suspended in midair, independent of any structure other than that which keeps the device from floating away.

*Banner* means a ~~sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind excluding flags, emblems, and insignia or political, professional, religious, education, or corporate organizations providing that such flags, emblems and insignia are displayed for noncommercial purposes.~~ **a temporary sign intended to be hung with or without a frame, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind. A feather banner is a type of banner sign. Flags, as defined herein, shall not be considered banners for purposes of this Article.**

*Beacon* means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same ~~zone-let~~ **premises** as the light source; also, any light with one or more beams that rotate or move.

*Billboard* means ~~a display sign that contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located.~~ **a sign which advertises an establishment, service, merchandise, use, entertainment, activity, product or message which is not conducted, sold, produced, manufactured, or furnished upon the site on which the sign is located.**

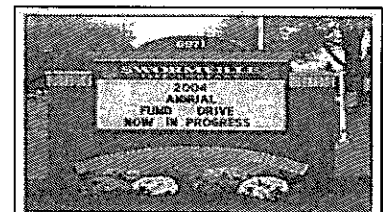
*Broken sign – no change*

*Building marker* means any sign indicating the name of a building, and date and/or incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

*Bulletin board/announcement sign – delete*

*Canopy sign – delete*

*Changeable copy sign/reader board* means a sign or portion thereof **on which** characters, numbers, or letters, ~~or illustrations that can be~~ **are** changed or rearranged **manually and** without altering the face or the surface of the sign. ~~A sign on which the~~





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~~message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this Ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this Ordinance.~~

*Decorative display - delete*

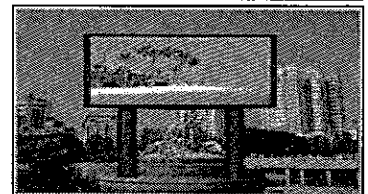
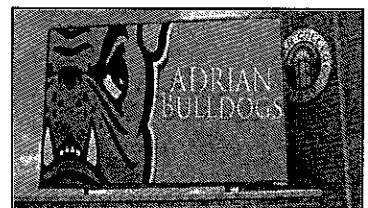
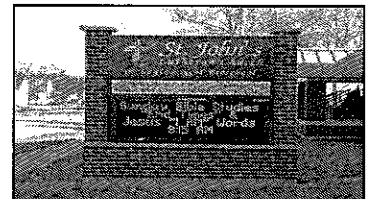
*Directional sign* means a sign of a noncommercial nature which directs the reader to the location of public or educational institutions, or to the location of historical structures or areas, or to the location of public parks or buildings.

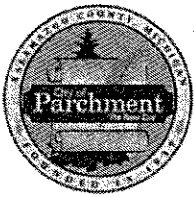
**[Directional sign means a sign which is located and sized in a manner to safely and efficiently direct the flow of vehicular and pedestrian traffic to, from, and within a development site.]**

*Display sign - delete*

**Electronic display sign** means a sign or portion thereof that uses changing lights to form a sign message in text or graphic or video display form wherein the sequence of the messages and the rate of change is electronically programmed. Electronic display signs include the following:

- 1) **Electronic changeable copy sign** means a sign on which the message is changed automatically through the use of electronic display technology.
- 2) **Electronic graphic display sign** means a sign that displays static electronic images, including static graphics or pictures, in which the message change sequence is immediate or by means of fade or dissolve modes.
- 3) **Video display sign** means a sign that displays a message characterized by motion, movement or pictorial imagery to depict action or a special effect that imitates movement.
- 4) **Multi-vision or tri-vision sign** means a sign composed of a series of vertical or horizontal slats that are designed to rotate at intervals so that each rotation of the slats produces a different image.





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*Erect - delete*

*Flag – no change*

*Flashing sign* means an illuminated sign on which artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use. **Electronic display signs shall not constitute a flashing sign for purposes of this Article.**

*Freestanding sign/~~ground sign~~* means a sign which is attached to or a part of a completely self-supporting structure. The supporting structure shall be set firmly in or below the ground surface and shall not be attached to any building or any other structure whether portable or stationary.

**[Freestanding sign means a sign not attached to a building or wall which is supported by one (1) or more poles or braces which rest on the ground or on a foundation resting on the ground.]**

*Height* means the height of a sign which shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of 1) existing grade prior to construction; or, 2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower.

**[Sign height shall be measured as the vertical distance from the highest point of the sign to the finished grade of the abutting street.]**

*Identification sign - delete*

*Incidental sign – no change*

*Illuminated sign - delete*

*Incombustible material – delete*

***Inflatable sign* means a temporary sign consisting of flexible material that takes on a three-dimensional shape when filled with air/gas and is commonly used to draw attention to a site.**

*Marquee sign – no change*



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*Marquee – no change*

**Monument sign/ground sign** means a sign, ~~not more than six feet high as measured from the ground, attached to a permanent foundation and not attached or dependent for support from any building, pole, posts, or similar up rights.~~ **three-dimensional, self-supporting, base-mounted freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is painted or posted.**

**Mural** means a design or representation painted or drawn on a building surface which does not advertise or identify an establishment, product, service or activity.

**Nameplate** means a non-electric sign which identifies the name of the resident of the property, with or without the address.

*Noncombustible material – delete*

*Non-accessory sign - delete*

*Nonconforming sign – no change*

*Painted wall sign – no change*

**Pennant/streamer** means any lightweight plastic, fabric, or other material, ~~whether or not containing a message of any kind,~~ suspended from a rope, wire, or string, usually in series, designed to move in the wind.

**Portable sign** means any sign not permanently attached to the ground or ~~other permanent structure, or a sign designed to be transported,~~ **and by its nature may be or is intended to be moved from one location to another**, including, but not limited to, signs designed to be transported by means of wheels; ~~sign converted to A or T frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.~~

**Projecting sign** means a ~~display~~ sign which is affixed to any building or structure other than a marquee **or awning/canopy**, any part of which sign extends beyond the building wall and the horizontal surface of which sign is not parallel to the building wall.

**Public sign** means a noncommercial message sign erected in the public interest by or upon orders from a local, state, county or federal public official. Examples of public signs include, but are not limited to, legal notices, safety signs, traffic signs, memorial signs, signs of historical interest, and similar signs.





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*Public right-of-way – relocate to Section 2.2*

*Real estate sign - delete*

*Residential sign - delete*

*Residential development sign - delete*

**Roof sign** means a display sign which is erected, constructed and maintained **upon or** above a portion of the roof or exterior wall of a building or structure or which is attached to an exterior wall at a height in excess of three feet above the horizontal plane of the roof abutting such wall.

*Shopping center – relocate to Section 2.2*

**Sign** means any name, announcement, identification, insignia, description, display or illustration which is affixed to, painted or represented, directly or indirectly, upon a building, structure, parcel or lot and which directs attention to, **advertises or promotes** an object, product, place, activity, person, institution, organization, or business. ~~This shall be deemed to be a single sign whenever the proximity, design, content or continuity reasonably suggests a single unit, notwithstanding any physical separation between parts. "Sign" includes any banner, bulb or other lighting device, figures, emblems, streamer, pennant, balloon, propeller, picture, flag (other than the official flag of any nation or state) and any similar device of any kind, whether bearing lettering or not. Any of the above which is not placed out of doors, when placed near inside the surface of a window in such a way as to be in view of the general public and used or intended to be used to attract attention or convey information to motorists and pedestrians, shall also be considered as a sign.~~

**Sign area** shall be measured as the area within a single, continuous perimeter composed of any straight-line geometric figure which encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character, together with any frame of other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the pedestal, pole, or other structure necessary to support the sign.

**Signs with two or more faces:** The area of a sign that has two or more faces shall be measured by including the area of all sign faces. *Except*, if two such sign faces are placed back-to-back and are no more than two feet apart at any point, the area of the two back-to-back faces shall be computed as one face. If the two back-to-back faces are of unequal size, the larger of the two sign faces shall be counted as the face.

*Streamers - delete*



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*Structural trim - delete*

*Surface - delete*

*Suspended sign – no change*

*Swinging sign – no change*

*Temporary sign* means a ~~display sign, banner or other advertising device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display, but not including decorative displays for holidays or public demonstrations. Any sign that is used only temporarily and which is not permanently mounted.~~

*Total surface area of sign - delete*

*Wall sign* means a ~~display~~ sign that is attached directly to a building wall, the horizontal surface of which sign is parallel to the building wall.

*Window sign* means a sign painted on, or affixed to the **inside or outside** glass surfaces of windows or doors and ~~pertaining to and identifying only the lawful business conducted therein. and is intended to be viewed from outside the building.~~

### **Section 15.3. - Exempt signs.**

The following shall be deemed to be excluded from the definition of "sign" as it applies to this Ordinance. **signs are exempt from the provisions of this Article:**

- a. ~~Any single sign with an area of one square foot or less limited to one per premises.~~  
**Nameplates, not exceeding one square foot in area and located at a property entrance or wall of a principal residence.**
- b. ~~Historic Signs designating~~ **identifying buildings or sites recognized as historic landmarks** by the ~~state historical commission or local~~ a governmental body or agency.
- c. ~~Signs of a duly constituted governmental body or agency, including traffic or similar regulatory devices, legal devices, or warnings at railroad crossings.~~ **Public signs**
- d. Building markers, memorial tablets, or similar signs.
- e. ~~Signs required to be maintained by law or governmental order, rule or regulation; provided, that they do not exceed 48 square feet.~~



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- ~~f. Signs directing traffic on private property, but bearing no advertising matter, with a total surface area not to exceed six square feet per sign.~~
- ~~g. Signs displayed for the direction or convenience of the public, including signs which identify restrooms, location of public telephones, public entrances, freight entrances, or the like, with a total surface area not to exceed six square feet per sign on any lot or parcel.~~
- ~~h. Gasoline price signs. In no instance shall the total sign area for gasoline price signs exceed 12 square feet.~~
- ~~i. At gasoline stations, corporate identification signs of less than ten square feet each, not to exceed two per canopy, attached directly to a canopy providing coverage to pump islands.~~
- j. Signs painted on, or affixed to, glass surfaces of windows or doors and identifying only the lawful business conducted therein provided such window signs shall **Window signs** that do not occupy more than 50 percent of the glass surface area of a window or door.
- ~~k. Wall murals and similar graphics containing no direct advertisement, subject to the design review guidelines of article 13 and further subject to the review and approval of the planning commission.~~
- l. Decorative signs or displays used temporarily for holidays, patriotic occasions or public, governmental or charitable purposes or events.**

### **Section 15.4. - Prohibited signs.**

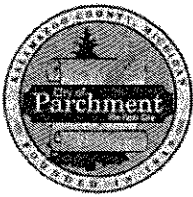
~~It shall be unlawful for any person to erect, maintain, relocate or keep any sign as defined in this section. The following signs are prohibited in all zoning districts:~~

- ~~a. A sign which copies or imitates or in any way approximates an official highway sign or carries the words "stop," "look," or "danger," or any word phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic; any sign which obscures a sign displayed by a public authority for the purpose of giving traffic instruction or direction or other public information; or any sign that is erected in such a manner as to interfere with obstruct the view of, or be confused with an authorized traffic sign, signal or device. [see Section 15.6 d. and f.]~~



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- ~~b. A sign which displays flashing or intermittent lights or lights of changing degrees or intensity unless each interval in the cycle is five seconds or more and the sign does not constitute a traffic hazard. [See Section 15.6 k.]~~
- ~~c. A sign which obstructs any window or door opening used as a means of egress or prevents free passage from one part of a roof to any other part thereof. A sign which interferes with an opening required for legal ventilation. – relocate to Section 15.6~~
- ~~d. A sign or illumination that causes any direct glare into or upon any building other than the building to which the sign may be accessory. – relocate to Sections 15.7 & 15.9~~
- e. Swinging signs.
- f. Except as may otherwise be provided in this section, no sign or any portion thereof shall be permitted which moves or assumes any motion constituting a nonstationary condition. **Animated signs.**
- g. Abandoned signs.
- ~~h. Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal which obstruct the view in any direction at a street or road intersection. [See Section 15.6 d. and f.]~~
- ~~i. Signs which contain statements, words, or pictures of an obscene, indecent, pornographic or immoral character. [See Section 15.6 h.]~~
- ~~j. Signs which emit audible sound, odor, or visible matter. – relocate to Section 15.6~~
- ~~k. Exterior string lights used in connection with a commercial premise, other than holiday decoration. [See Section 15.6 d.]~~
- l. Signs placed or painted on any tree or rock.
- m. Signs placed on any utility pole, light pole, telephone pole, stop sign, traffic sign, etc., except for utility identification or similar purpose.
- n. ~~Vehicles or trailers used as signs.~~ **Portable signs, except as allowed by Section**
- o. Balloon and/or inflatable signs, except as allowed by Section**



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- p. Banner/pennant signs, except as allowed by Section
- q. Temporary signs, except as allowed by Section
- r. Billboards

### **Section 15.5. - Sign surface area. - delete**

~~Unless otherwise provided in this article, the total surface area devoted to all signs on all sides on any lot shall not exceed the limitations set forth in this section, and all signs except temporary signs, shall be included in this calculation.~~

- ~~a. Unless otherwise provided in this article, the maximum sign surface area permitted on any lot in any one family or multifamily residential district is two square feet. – relocate to Sections 15.9 & 15.10~~
- ~~b. Subject to the other provisions of this article, the maximum sign surface area permitted on any lot in a nonresidential district shall be determined as follows:~~
  - ~~1. There may be not more than three square feet for each linear foot of building frontage, except that a minimum of 50 square feet of signage shall be permitted for all businesses. – relocate to Sections 15.7 & 15.9~~
  - ~~2. There may be up to 0.25 square feet of additional sign surface area per linear foot of lot street frontage in excess of 200 feet. – relocate to Sections 15.7 & 15.9~~
- ~~c. The sign surface area of any sign located on a wall of a structure may not exceed 50 percent of the total surface area of the wall on which the sign is located. – relocate to Sections 15.7, 15.9 & 15.10~~

### **Section 15.6. - ~~General requirements for signs in commercial and industrial districts.~~ General Sign Regulations**

~~All signs permitted in those areas designated as commercial and industrial districts, including the Residential Transitional (R-T) shall meet the following general requirements:~~

- a. Signs shall be allowed only in accordance with the provisions of this Article and any other applicable provisions of this Ordinance.



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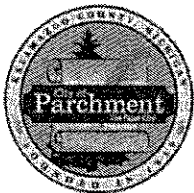
~~Sign message. No sign shall be constructed or maintained which does not advertise a business transacted or goods sold or produced on the premises on which the sign is located. Any sign erected prior to the adoption of this section and complying with the provisions of this Ordinance prior to the adoption of this section may continue to be maintained for not more than two years so long as it continues to comply with all other provisions of this Ordinance. [See definition of *Abandoned Sign* and *Billboard*; Sections 15.4 & 15.16]~~

- b. **Sign construction.** Signs shall be placed, constructed and erected in accordance with good construction practices and shall be maintained in good condition and repair.
  - 1. *Wind pressure, dead load, and construction requirements.* Wind pressure and dead load and construction requirements shall be as specified in the State Construction Code being M.C.L.A. § 125.1501 et seq. All signs shall otherwise be constructed in conformance with the requirements and specifications of the BOCA Code as adopted by the City of Parchment, where not in conflict with this Ordinance.
  - 2. **Electrical service.** Signs requiring electrical service shall be constructed and operated in compliance with the electrical code in effect within the City.
  - 3. *Number, date, and voltage to be on sign.* Every sign hereafter erected shall have placed in a conspicuous place thereon, in letters not less than one-half inch in height, the date of erection, the permit number and the voltage of any electrical apparatus used in connection therewith.
- c. **Sign materials.** Except as otherwise allowed by this Article, all signs shall be constructed of permanent materials and shall be permanently attached to the ground or a building/structure by direct attachment to a right wall, frame or structure.
- d. **Illumination permitted.** Except as otherwise allowed by this Article, signs may be illuminated as follows:
  - 1. ~~Reflectors, lights and other forms of illumination shall be permitted on all signs.~~ Signs within 150 feet of a residential zoning district shall not be internally-illuminated.
  - 2. External illumination for signs shall be shielded in such a manner as to focus the light directly on the sign surface with not greater than one footcandle of illumination measurable at the property line.
  - 3. In no case shall any sign illumination exceed a level of 0.08 foot-candles, and a luminary brightness of 2,400 foot-lamberts (glare measurement), when measured from the nearest or adjacent residentially zoned property.



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4. No sign shall be illuminated in such a manner as to interfere with, mislead or confuse traffic.
5. ~~No rotating illuminated beacon shall be permitted.~~ The use of string electric light bulbs which illuminate products which are stored outdoors for sale is prohibited.
- e. ~~Flashing or moving signs. No sign or any part thereof shall move, nor shall~~ The illumination of any sign, or any part of such illumination, **shall not** be anything other than a steady, continuously burning bulb or light. The flashing or turning on and off of sign illumination of any bulb or component part thereof is prohibited.
- f. ~~No person shall on premises owned, managed, rented, or controlled by themselves, permit, use, or allow to be used a~~ **The use of beacons, strobe light(s), or similar blinking or flashing lights, (except Christmas type decorations between November 15 and January 5) within 100 feet of any road, street or highway used by the public except for displays used temporarily for/during holidays, is prohibited.**
- g. *Obstruction to doors, windows and fire escapes.* No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.
- h. *Signs not to constitute a traffic hazard.* ~~No ground sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of its position, shape or color, it may interfere with, obstruct the view of, or be confused with, an authorized traffic sign, signal or device, or make use of the words "stop," "look," "danger" or any phase, symbol or character in such manner as to interfere with, mislead or confuse traffic. At street intersections, no signs, other than municipal traffic control signs, shall be located within ten feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending for a distance of 25 feet each way from the intersection of the right-of-way lines at the corner lot. No sign or sign structure shall be placed, constructed or erected in any location or manner where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No sign, signal, marking, device or blinking, oscillating or rotating light shall be erected adjacent to any public right-of-way so as to create a traffic hazard.~~
- i. ~~Face of sign to be smooth. No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors or other devices which may extend over the top and in front of the advertising structure.~~



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- j. *Obscene matter prohibited.* No person shall display upon any sign or other advertising structure any obscene, indecent or immoral matter.
- k. ~~*Removal of certain signs.* Any sign now or hereafter existing which, at the time of construction, advertised a business being conducted or a product being sold or produced on the premises on which the sign is located, but no longer does so, shall be taken down and removed or completely renovated by the owner, agent or person having the beneficial use of the building, structure or premises upon which such sign is found within 30 days after written notice to remove such sign from the city manager and/or his designee. [See definition of *Abandoned Sign* and *Billboard*; Sections 15.4 & 15.16]~~
- l. *Signs in public right-of-way.* No sign ~~in these districts~~ shall be erected or placed in a public right-of-way or ~~be allowed to~~ project into a public right-of-way. The owner of a sign which has been removed from a right-of-way because of a violation of this subsection shall pay a sum as established by resolution of the City Commission, plus removal costs. If a sign is not claimed within 30 days, it shall be destroyed.