

January 5, 2026 Packet Additions

TO: THE PENINSULA TOWNSHIP PLANNING COMMISSION AND BOARD OF TRUSTEES
RE: JUSTIFICATION AND BASIS FOR PROPOSED SHORELINE REGULATION AMENDMENTS
RELATED TO SHARED FRONTAGE PROPERTY OWNERS

FROM: GEORGE WEBER, PENINSUALA TOWNSHIP RESIDENT

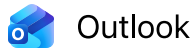
12/28/2025

1. A new requirement for a **land use permit** is being proposed for only shared waterfront property owners, where none has previously been required for property which has been owned, developed and used by the same residents for decades.
 - What is the justification and legal authority for this requirement when no such requirement has ever existed or been considered necessary in the past for existing owners?
 - Under what circumstances could the land use permit be withheld or withdrawn, other than for not supplying required updated ownership information?
 - How often would the proposed land use permit have to be renewed?
 - How might this proposed requirement be amended to better define its intent and prevent it from being used by regulators as a tool to arbitrarily bar or limit the seasonal use of boat hoists by shared frontage owners which would otherwise be permitted?

2. A new requirement of **one parking space for each boat hoist** is being proposed.
 - What would be the justification and legal authority for now requiring one deeded parking space per portable boat hoist that may be installed for 3 to 4 months seasonally by individual co-owners? No such requirement is needed for co-owners who regularly use the beach and watercraft and personal property such as kayaks, paddle boats, dock swim platforms, rafts, lounge chairs, picnic tables etc., all of which are used much more frequently than the boat hoists which are used infrequently by a selected number of co-owners. Such an arbitrary requirement would be tantamount to requiring that wineries provide additional parking spaces for each customer who purchases Gamay Noir wines.
 - What would be the justification and legal authority for needlessly imposing this requirement in instance where co-owner residences and driveways are located within short walking distances of the shoreline and there is not and never has been a need for separately deeded off-road parking spaces?
 - What would be the justification and legal authority for now imposing this requirement for shared frontage owners in platted subdivisions where the Township has previously reviewed and approved the platted subdivision development plans and bylaws, after considering the potential need for separately

deeded off-road parking spaces? Do existing township regulators assume that they may now subjectively nullify previously granted Township approvals, permits, variances, etc. to accommodate current regulators' agendas?

- Historically, shared frontage subdivisions have successfully relied upon self-policing of parking for the public safety of their residents and neighbors. This concept was discussed and evaluated at length and subsequently agreed to during Shoreline Study Group deliberations. What would be the justification for township regulators to now ignore that process and attempt to subjectively impose an arbitrary one-size-fits-all parking space requirement without regard to the differences in circumstances of one shared frontage development to another? Do current township regulators have a responsibility to acknowledge, by their actions, the results of the recent public opinion survey concerning regulatory overreach and micromanagement which are directed at Peninsula Township governance?
- Does the Township intend to implement this proposed parking regulation amendment (under the pretense of protecting public safety) and to use it as a regulatory tool to arbitrarily and subjectively bar or limit the seasonal use of portable boat hoists by shared waterfront owners in circumstances where the Township otherwise lacks justification or jurisdiction?



Proposed Shoreline Ordinance Changes

From Marc Gall <mrg0557@gmail.com>

Date Sat 1/3/2026 6:09 PM

To Maura Sanders <supervisor@peninsulatownship.com>

Cc duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Elise Loud <planner@peninsulatownship.com>; shipman.parks@gmail.com <shipman.parks@gmail.com>; Armen.planningcommission@gmail.com <Armen.planningcommission@gmail.com>; rand.plancom@gmail.com <rand.plancom@gmail.com>; dsh_44@yahoo.com <dsh_44@yahoo.com>; jualexanptpc@gmail.com <jualexanptpc@gmail.com>

Dear Members of the Peninsula Township Planning Commission,

I would like to start out by applauding you for proposing 3 hoists per 50' of frontage. This represents what is already happening in the Township for most HOA's and for the most part will not increase boat hoists in the water.

I do however wish to express my strong opposition to some of the other proposed shoreline ordinance changes.

I am particularly concerned about the proposed requirement that shoreline property owners obtain a township land use permit in order to place a boat hoist in the water. This requirement is unnecessary and duplicative. The U.S. Army Corps of Engineers and the State of Michigan already regulate shoreline and in-water structures. Both agencies have clearly indicated that they lack the manpower to enforce additional permitting requirements. Adding a township permit does not enhance environmental protection or compliance; instead, it creates an additional layer of bureaucracy, cost, and confusion for property owners.

I also strongly object to the proposed requirement of one parking space for every boat hoist. This provision represents regulatory overreach and is not grounded in actual use patterns. Not all boaters use their hoists at the same time, and there has been no demonstrated need for such a requirement. Imposing a blanket parking standard is unnecessary and places unreasonable restrictions on shoreline property owners.

More broadly, these proposed ordinance changes reflect an expansion of township regulation that is inconsistent with the wishes of the community. The most recent Peninsula Township resident survey clearly showed that residents strongly oppose increased regulation by the township, including additional ordinances and further shoreline regulations. Advancing these proposals disregards that clearly expressed public sentiment.

Adding these proposed regulations does not improve stewardship; it burdens residents, restricts reasonable property use, and undermines trust between the township and its constituents.

I respectfully urge the Township Planning Commission to reconsider these proposed ordinance changes, honor the results of the resident survey, and avoid imposing unnecessary and duplicative regulations on shoreline property owners.

Thank you for your time and consideration.

Sincerely,
Marc Gall

Sent from my iPhone



Concerns-Draft from McKenna Planning Consultants-Shoreline Regulations

From Scott Duensing <designcraftthomestc@gmail.com>

Date Mon 12/29/2025 1:51 PM

To duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Elise Loud <planner@peninsulatownship.com>

Cc Maura Sanders <supervisor@peninsulatownship.com>; Becky Chown <clerk@peninsulatownship.com>

Dear Kevin and Elise,

Please publish this email in the upcoming Planning Committee meeting packet for Monday January 5, 2026:

Topic: Concerns with Draft Recommendations from McKenna Planning Consultants regarding Shoreline Regulations.

I want to respectfully remind the Planning Commission it tasked The Shoreline Regulation Study Group to study regulating docks, hoists, storage and parking in 2023-2024.

This group was diverse with Citizens, Government Officials and Professionals and Citizens with public comment.

Having served with this Group, I want to share the following conclusions drawn when we dissolved in 2024:

1. Registration or Permitting

Conclusion: No Registration or Permitting should be required for ANYONE. Just ENFORCEMENT of 3 Hoists per 50' for frontage.

My Comment: IF registration or permitting is required, ALL hoists owners (single and shared frontage) should be treated EQUALLY and be required to do the same.

2. Parking

Conclusion: Parking on the shoulders of County Roads is LEGAL. Enforcing anything different in these areas is UNENFORCEABLE. Some existing shared waterfront communities have RESPONSIBLY managed the challenge of limited, assigned parking outside County road jurisdiction with few complaints. The Township can deal with complaints when they infrequently arise.

My Comment: New Parking requirements can be administered by the Township on FUTURE subdivisions as part of their site planning and special use permitting process.

3. Storage

Conclusion: Everything shall be stored 4 feet or more above the existing shoreline (where water meets sand) and inside 15 foot side yard setbacks.

My Comment: Boat Owners don't want their expensive equipment in the lake. They have incentive to police themselves by keeping 4 feet + above the existing shoreline.

4. Shoreline Usage.

Conclusion: Let's not forget MANY other people USE the shoreline OTHER than boaters (ie. kayaks, sun baths, picnics, hikes, swimming, etc.)

My Comment: The Township really needs to start recognizing this fact and stop ganging up on Shared Frontage Boat Hoist Owners. Our Study Group TRIED to create common sense, FAIR solutions for EVERYONE, but it appears to be not working too well.....

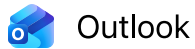
Please do your best to adjust policy and new regulation language as recommended above by the Shoreline Regulation Study Group. Our findings were sound, reasonable, well researched and most of all, discussed with public input.

Thank you for your service!

Respectively Submitted,


Scott Duensing, CGB, CGR, CGP, CAPS
DesignCraft Homes and Duensing Construction
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Williamsburg, Michigan 49690
Cell: 231-883-7468
Email: designcrafthomestc@gmail.com

CGB Certified Graduate Builder
CGR Certified Graduate Remodeler
CGP Certified Green Professional
CAPS Certified Aging In Place Specialist



Communication to the Planning Commission for Jan 5th Mtg

From Kip Nickel <nickel.kip@gmail.com>
Date Mon 12/29/2025 11:57 AM
To duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Elise Loud <planner@peninsulatownship.com>
Cc Maura Sanders <supervisor@peninsulatownship.com>; Becky Chown <clerk@peninsulatownship.com>

 1 attachment (33 KB)

12-29-25 Letter to Planning Commission - QVN.pdf;

Dear Kevin and Elise: I hope you all had a nice Christmas. Please find the attached letter that I ask you to include in the communication section of the packet for the Planning Commission meeting on Jan 5th. Given the gravity of the shoreline regulation discussions, I ask that you also include it in the packet for the Township Board meeting on Jan 13, 2026. Thanks.

We appreciate your openness to receiving input directly from residents as when we all cooperate to find responsible solutions to issues in our community, we all win. Thanks for your service to our community.

Kip Nickel
President
QVN Association
231-735-3586



Memorandum

TO: Peninsula Township Planning Commission
FROM: Christopher Khorey, AICP
Ethan Senti, Assistant Planner
SUBJECT: **Guide to Draft Sign Ordinance Revisions**
DATE: December 19, 2025

Below, please find a summary of the revisions to the Draft Peninsula Township Sign Ordinance according to Planning Commission and Agricultural Committee feedback.

REVISIONS

1. **Seasonal Sign Time Periods.** A request was made to move up the start time of the Summer Season to include March, when products like maple syrup may be available. The change has been made to *Section 10.02(C)(1)(c)(i)* and *10.02(C)(2)(c)(i)*. It's important to note here that outside the seasonal time periods prescribed, other temporary signage types are still available as unpermitted signage options.
2. **Allowance of Feather Flags and Sandwich Boards.** Where feather flags were previously prohibited, the revised draft allows (1) one, as revised in the chart in *Section 10.08(A)*. Sandwich Boards are also now allowed, but required to be weighted and within a specified distance from a building or paved surface as specified in *Section 10.05(E)*.
3. **Prohibition of Inflatable Balloon Signs.** Inflatable Balloon Signs are defined and prohibited. (*Section 10.06(L)*).
4. **Ingress and Egress Maximum Increased.** In order to accommodate lots with multiple drives, the maximum for ingress and egress signs has been increased from 1 to 2. (*Section 10.08*)
5. **Incidental Signage Correction.** Incidental Signage was mistakenly limited. The limit on quantity has been removed while the maximum area per sign remains at 2 sq. ft. (*Section 10.08*)

ITEMS REQUIRING PLANNING COMMISSION DISCUSSION

One new item was been flagged for further Planning Commission discussion:

- **Permit Requirements.** Some feedback was received questioning the need to require permits for seasonal signage. These permitting requirements have been retained from the existing ordinance, but may require further input from the Commission.

The following items from last month still require feedback:

- **Short-Term “One-Time-Event” On-Premises Signs.** The draft originally allowed a duration of 3 days; this was revised to 5 days. Is this the appropriate time frame?
- **Number of Flags Allowed.** The draft limits each lot to:
 - Up to six (6) flags, not exceeding a total of 150 square feet



- No more than one (1) wall-mounted flag
- No more than two (2) flags per freestanding flagpole
- Does the Commission wish to adjust these numbers?
- **Home Occupation Signage.** Should home occupations be allowed a 2' x 3' identification sign? As drafted, Section 10.08 permits a sign not to exceed 6 sq. ft. per building in the R-1 District.

Article 10 Signs

Section 10.01 Purpose (currently introductory paragraph of Section 7.11)

It is the intent of this Ordinance to limit the number and size of signs in order to prevent traffic hazards, promote safety for passersby, and to maintain the rural ambience and the environment of the Township. It is also the intent to allow signs that are appropriate, proportional, and in scale with adjacent uses and roadways, and which are compatible with the character of the community. The objectives of this article are:

- (A) **Traffic and Pedestrian Safety:** To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to cluttered, distracting, or illegible signage. Also, to protect public safety by prohibiting or removing signs that are structurally unsafe or poorly maintained.
- (B) **Old Mission Peninsula Scenic Heritage Route.** To allow Peninsula Township to regulate the size (including height and display area), lighting, and spacing (, and other regulatory powers pursuant to Act 153 of 1990 and the **Old Mission Peninsula Scenic Heritage Route Guidebook**, in order to control outdoor advertising along federal aid trunk line highways and encourage signage along M-37 to blend with the local character of the community.
- (C) **Free Speech.** To ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication.
- (D) **Effective Communication.** To allow signage of an appropriate design, scale, and placement for the purposes of communicating effectively in a manner that provides information, identification, or direction, without jeopardizing the beauty of the natural landscape or disrupting the environment of historically significant features or sites.
- (E) **Protection of Scenic Areas and Viewsheds.** To regulate outdoor advertising in such a way as to create land use patterns that are in concert with future land use objectives of the Master Plan and to prevent signs that would detract from scenic roadways and scenic views (including the preservation of historic and cultural resources, scenic areas and viewsheds, and the dark night sky).
- (F) **Compatibility with the Area and Protection of Property Values.** To insure compatibility with rural lands, neighborhoods, and business areas, in order to protect land values by preventing blight, visual clutter, excessive lighting, and out-of-scale signage that degrade the aesthetic views or property values of the community, thereby enhancing the image of the community for residents, tourists, and visitors.

- (G) **Economic Development.** To allow for adequate and effective signage for businesses to inform, identify, and communicate effectively.
- (H) **Ease of Administration.** To have standards and administrative review procedures that are simple for property owners, businesses, tenants, and sign installers to understand and follow.

Section 10.02 Definitions (NEW SECTION, which includes existing definitions in Section 3.2 related to signs)

The following definitions relate to signs in Peninsula Township.

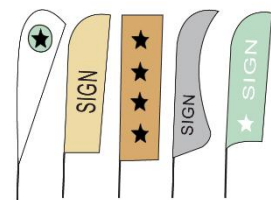
(A) Sign Definitions, General.

- (1) **Sign.** Any device, structure, fixture, or placard using graphics, symbols, or written copy designed specifically for the purpose of advertising or identifying any establishment, product, good, or service, or any other message.
- (2) **Sign Face.** That part of a sign structure which is used to graphically communicate a message or announcement.

(B) Sign Definitions, Sign Types. The following definitions apply to types of signs based on the characteristics of the sign without respect to the content of the message:

- (1) **Banner Sign.** A sign made of natural or synthetic fabric; however, not including pennants or flags, that is not attached to a flagpole
- (2) **Entrance Way Sign.** A sign located near the public entrance of a permitted development.
- (3) **Electronic Message Sign.** Any illuminated sign that pulsates, flashes, scrolls, fades, dissolves, osculates, spins, twirls, sequentially reflectorizes, or contains any other type of motion, including electronic messaging or video.

- (4) **Feather Flags.** A free-standing, vertical banner sign constructed of flexible material and supported by a single pole or staff, typically shaped with a curved or tapered edge that resembles a feather.



Feather Flags

- (7) **Flags.** A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached to a permanent conforming pole or attached flat to a wall.
- (8) **Ground Monument Sign.** A base-mounted, freestanding sign placed in the ground and not attached to any building or other structure.
- (9) **Ground Pole Sign.** A freestanding sign supported by 1 or more uprights, poles, braces or some other structure, placed in the ground surface and not attached to any building.

- (10) **Illuminated Sign.** A sign that utilizes artificial light internally or externally by either emission or reflection.
- (11) **Incidental Sign.** A small sign, designed and located to be read only by people within the site and generally not visible or legible from the right-of-way or adjacent properties, intended to be used by people on-site. Such signs include traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, or similar signs providing information to be read at close proximity.
- (12) **Inflatable Balloon Signs.** A sign or component of a sign that is supported by one or more air chambers that may be sealed or kept inflated by blowers. The phrase includes, but is not limited to balloons, tubes in motion, and inflatable sign structures.
- (13) **Ingress/Egress Sign.** A small sign located adjacent to the entrance or exit drives of a development, located nearby to points of vehicular ingress and egress, as well as other circulation elements within the site.
- (14) **Marquee, Canopy, Awning Sign.** A sign attached to a marquee, canopy, or awning projecting from the building.

- (15) **Pennant Sign.** A small, often triangular, tapering flag used in multiples as a device to call attention.



Pennant Sign

- (16) **Portable Message Sign.** A freestanding sign not permanently anchored or secured to the ground, including trailers or similarly mounted signs, signs on parked vehicles where the sign is the primary use of the vehicle or wheeled object, and signs on vehicles which because of the vehicle’s placement and regularity of position serves the same purpose as a "Portable Message Sign." "Portable Message Signs" do not include customary signs located on vehicles that are operating lawfully or parked in a manner where the vehicle does not serve the same purpose as a "Portable Message Sign."



Portable Message Sign
A freestanding sign not permanently anchored, including trailer-mounted signs and vehicles or objects used primarily as signage.



Not a Portable Message Sign
Customary signage on vehicles that are lawfully operating or normally parked.

Portable Message Sign

- (17) **Sandwich Sign.** A **Board** portable sign, not affixed to the ground, with two sides arranged in an "A-Frame" or triangle such that they meet at the top.

(18) Roof Sign. Any sign which is on or attached to the roof of a building.

(19) Wall Sign. A sign which is attached directly to, painted upon, or inscribed on a building wall.

(20) Window Sign. A sign that is painted on or attached to a window or glass door and is intended to be viewed from outside, including signs located inside a building but visible primarily from the outside of the building.

(21)

(C) Sign Definitions, Sign Types Based on Location and Duration.

(1) Sign, Off-Premises. A permanent or temporary sign that is located off of the premises of the owner or operator of the sign, or off the premises of the operation with which it is associated for commercial and noncommercial purposes. Sign, Off-Premises includes:

(a) Sign, Permanent Off-Premises. A sign designed to be permanently affixed to the ground, wall, or roof. Off-Premises Signs may only be placed or erected with permission the lot owner or lessee.

(b) Sign, Temporary Off-Premises. A sign that is not constructed or intended for long term use and that is not permanently attached to a building window or structure. Temporary Off-Premises Signs may only be placed or erected with permission the lot owner or lessee and may only be displayed for a maximum of 30days.

(c) Sign, Seasonal Off-Premises. A sign that is constructed in such a manner as to allow its messages and artistic representations to change or be updated but is not permanently attached to the ground or a structure. Seasonal signs shall not be illuminated or electrified in any manner. Seasonal Off-Premises Signs may only be placed or erected with permission the lot owner or lessee and shall only be allowed during the following seasons:

(i) Summer Season: From March 1st through October 31st and shall be removed by November 8th of any given year.

(ii) Holiday Season: From November 15th through January 31st and shall be removed by February 8th.

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(2) Sign, On-Premises. A permanent or temporary Sign that relates to the use or purposes of the real property where the sign is physically located. Sign, On-Premises includes, but are not limited to, the following:

(a) Sign, Permanent On-Premises.A sign designed to be permanently affixed to the ground, a wall, or a roof, and intended to advertise, identify, or provide information about an establishment, business, use, or activity located on the same lot or parcel where the sign is installed.

- (b) **Sign, Temporary On-Premises** A sign that is not constructed or intended for long term use and that is not permanently attached to a building window or structure. Temporary On-Premises Signs may only be placed or erected with permission the lot owner or lessee and may only be displayed for a maximum of 30 days.
- (c) **Sign, Seasonal On-Premises.** A sign that is constructed in such a manner as to allow its messages and artistic representations to change or be updated but is not permanently attached to the ground or a structure. Seasonal signs shall not be illuminated or electrified in any manner. Seasonal On-Premises Signs may only be placed or erected with permission the lot owner or lessee and shall only be allowed during the following seasons:
 - (i) Summer Season: From March 1st through October 31st and shall be removed by November 8th of any given year.
 - (ii) Holiday Season: From November 15th through January 31st and shall be removed by February 8th.
- (d) **Sign, Short-Term “One-Time-Event” On-Premises.** A temporary sign relating to a single event or occurrence not to exceed (5) days in duration.

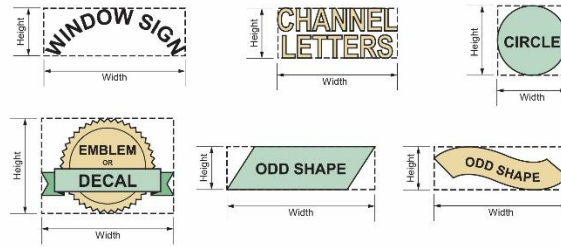
Section 10.03 Substitution of Content Permitted (NEW SECTION)

Any lawful sign permitted under the provisions of this Ordinance may contain non-commercial content.

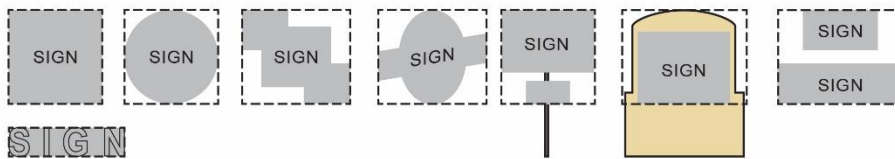
Section 10.04 Measurement of Sign Area and Height (currently part of Section 7.11.1)

(A) Sign Area. Sign area shall be computed as follows:

- (1) **General Requirements.** Where a sign consists of a generally flat surface or sign face on which lettering and other information is affixed, the sign area shall be computed by measuring the entire face of the sign.
- (2) **Individual Letters, Logos, or Irregular Shapes.** For signs made of individual letters, logos, or shapes, the sign area shall be measured by drawing the smallest rectangle that fully encloses all parts of the letters, logo, or message. Irregularly shaped signs shall be measured the same way: by enclosing the outermost points of the sign within the smallest possible rectangle (see illustration below).



Sign Height and Width

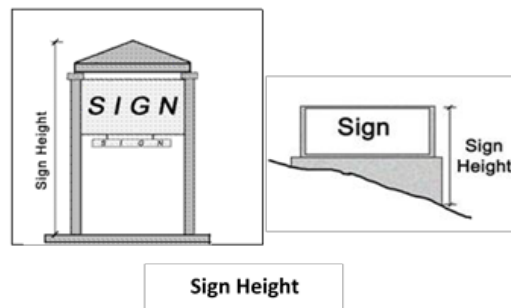


Computation of Sign Area

■ Sign Area
 □ Computed Sign Area

(3) Freestanding Sign. The area of a double-faced freestanding sign shall be computed using only one (1) face of the sign provided that: 1) the outline and dimensions of both faces are identical, and 2) the faces are back-to-back so that only one face is visible at any given time.

(B) Sign Height Measurement. The height of a sign shall be measured from the lowest grade directly below the sign. The maximum sign height shall be measured to the top of the sign.



(1) **Additional Maximum Height Requirements.** In addition to the maximum height requirements of, the sign height, including support structures, shall not exceed one and one-half times the width of the sign and the support structures shall not extend more than one foot above the sign face.

(C) **Two or More Sides.** A two-sided sign (e.g., V-type sign or double-faced [back-to-back sign]) shall be considered as 1 sign when the angle between the sign faces does not exceed 15 degrees nor does the distance between the backs of each face exceed 3 feet.

Section 10.05 Sign Placement and Design Requirements (currently part of Section 7.11.1)

All signs shall conform with this Article and all other provisions of this Ordinance.

(A) **On-Premises Location.** All signs shall be located on the same premises as the associated use, except for permitted Off-Premises signs as defined in Section 10.02 and regulated in Section 10.07-10.09.

(B) **Alterations, Repair, and Message Changes.** No sign shall be constructed, erected, moved, enlarged, illuminated, or substantially altered unless authorized in accordance with this Ordinance. Repainting or changing the message of a sign in accordance with this Ordinance shall not be considered a substantial alteration.

(C) **Wall Signs.** Wall signs shall meet the following requirements:

- (1) The sign does not project more than 12 inches from the building wall;
- (2) The exposed face of the sign is in a plane parallel to the building wall or structure; and
- (3) The sign does not extend above the height of the building or wall.

(D) **Flags**

- (1) Each lot may display up to six (6) flags , not to exceed 150 square feet total. No more than one (1) flag may be attached to the principal building. No more than two (2) flags may be displayed per freestanding flagpole.
- (2) For all flags, if the flags hang over a sidewalk or other pedestrian walkway, the bottom of the flag shall be no less than seven (7') feet from grade directly below the flag.
- (3) For all flags, any illumination shall not shine into neighboring structures, onto other signs, or have a light source that is visible from the public right-of-way.
- (4) All freestanding flagpoles must receive a zoning permit from the Zoning Administrator prior to installation. Applications shall specify the proposed location, setback, and height

of the freestanding flagpole as well as any additional information requested by the Township to determine compliance with the Township Code. Freestanding flagpoles shall not exceed a height of twenty-five (25) feet or the maximum height of structures within the underlying zoning district, whichever is less. Freestanding flagpoles must be set back at least ten (10) feet from all property lines.

(E) Sandwich Board Signs.

- (1) Stability and Safety.** All sandwich board signs shall be of sufficient weight, ballast, or construction to remain upright under normal wind conditions and shall not pose a hazard to pedestrians, bicyclists, or motorists.
- (2) Portability.** Sandwich board signs shall not be permanently affixed to the ground or any structure and shall be removed when the associated business is closed.
- (3) Placement.** Sandwich Board Signs shall be placed within 5 feet of a paved parking lot, building, or driveway entirely on private property and shall not be placed within a public right-of-way, sidewalk, or pedestrian travel path.

(F) Materials. Materials, supports, frames, letters, and sign surfaces may be any commonly used material, however, the use of natural or natural appearing materials is required along M-37 and highly encouraged elsewhere in the township.

(G) Freestanding Sign Width. The sign width, including supporting structures and base, shall not be more than 1.5 times the width of the sign face alone.

(H) Setbacks. Setbacks shall be measured from the lot line to the leading edge of the sign or support structure whichever is less.

(I) Maintenance. Signs shall be properly maintained, including keeping the sign secured and/or anchored, and replacing or repairing materials that are faded, discolored, torn, or deteriorated.

(J) Review by Zoning Administrator, Planning Commission, and Township Board. All plans for construction, design, and appearance of signs associated with a development for which site plan review is required shall be reviewed by the Planning Commission and Township Board as part of the site plan approval process. Changes to existing signs shall be reviewed by the Zoning Administrator in accordance with this Ordinance. In addition to any other consideration, the Zoning Administrator, Planning Commission, and/or Township Board, as applicable, shall consider the following content-neutral provisions in reviewing and approving signs:

- (1)** Compatibility of the sign with the character of the neighborhood;
- (2)** The sign does not unreasonably block views from other properties;
- (3)** Materials and colors used are natural looking and consistent with surrounding structures in the vicinity, and with the intent of the Ordinance; and

(4) Where the Zoning Administrator, Planning Commission, or Township Board has discretion on the number and location of certain signs, the number and location of signs shall be reasonably necessary to meet the intent of this Ordinance.

(K) **Signs approved in association with a Special Use Permit.** In approving a Special Use Permit, the Township Board may approve any or all signs allowed in this Ordinance provided that the approved signs meet the following content-neutral provisions:

(1) Are related to an approved use in the Special Use Permit;

(2) The design, size, setback and lighting are shown on a scale drawing;

(3) The number and location of all signs is reasonably necessary to meet the intent of this Ordinance.

Section 10.06 Prohibited Signs (currently Section 7.11.2 and parts of Section 7.11.1)

The following signs shall be prohibited in the township unless explicitly permitted elsewhere in this Ordinance:

(A) Signs that are illegal under applicable Federal, State, or local laws, regulations and/or ordinance.

(B) Signs that are not clean and in good repair or that have become unsafe or not secure.

(C) Signs that violate the building code or electrical code.

(D) Signs not securely fastened to a substantial structure.

(E) Signs that interfere with or resemble any official traffic sign, signal, or device.

(F) Signs deemed hazardous or dangerous by the local road agency or public safety department.

(G) Signs that do not comply with the standards in this Ordinance.

(H) Electronic Message Signs.

(I) Portable Message Signs or signs utilizing vehicles, trucks, vans, or other wheeled devices.

(J) Roof Signs.

(K) Pennant Signs.

(L) Inflatable Balloon Signs.

(M) Any sign that revolves, rotates, moves, or is animated.

(N) Signs with automated changes in sign appearance.

- (O) Pennants, streamers, festoons, and airborne or air-activated devices attached to the ground or buildings except where otherwise specifically permitted by this Ordinance.
- (P) Tripods or sandwich boards
- (Q) Automated changeable message boards.
- (R) Wall signs extending perpendicularly from a building wall.
- (S) Signs within a road right-of-way except traffic direction and control signs placed by the County Road Commission or Michigan Department of Transportation.
- (T) Signs attached to trees and other vegetation.
- (U) Signs attached to utility structures or poles, including light poles, except by the utility company.
- (V) Signs located in a Clear Vision Area unless permitted in Section 7.09.
- (W) Signs attached to street furniture, such as benches and trash cans.
- (X) Projected image signs.

Section 10.07 Signs Permitted in All Districts (currently Section 7.11.3)

The following signs shall be allowed in all zoning districts ([Section 10.07](#) and [Section 10.08](#) may apply):

- (A) Memorial/Historical Markers when the site is recognized for its historical significance by a Federal or State agency.
- (B) All signage required to be posted by a Township, County, State, or Federal ordinance, law, or order, including, but not limited to, the address of the building. Such signs shall not exceed four square feet unless they are explicitly required to be larger.
- (C) Official signs of a non-commercial nature erected by a public utility.
- (D) Public notice signs placed by public agencies.
- (E) Signs placed by any governmental agency for traffic control in accordance with the Michigan Manual of Uniform Traffic Control Devices.
- (F) Incidental Signs. See [Section 10.02\(B\)\(11\)](#).
- (G) Flags as allowed under Section 10.05(D).

Section 10.08 Sign Regulations for Specific Zoning Districts (currently Sections 7.11.4 – 7.11.6, including part of Table 7.11.6)

In addition to signs permitted in [Section 10.07](#), the following standards apply (all areas are in square feet and all setbacks are from any lot line):

(A) Signs Permitted in the A-1 Agricultural District. In addition to the signs permitted in [Section 10.07](#), the following signs shall be permitted in the Agricultural District:

Sign Type		Maximum Number	Maximum Area	Maximum Height	Minimum Setback***	Illumination	Permit Required?
On-Premises							
Short Term		1 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Temporary		6 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Seasonal		No limit	20 sq. ft. total	8 ft.	15 ft.**	No	Yes
Permanent	Entranceway Sign	1 per building	9 sq. ft. each	6 ft.	15 ft.**	Yes	Yes
	Wall Sign	1 per building	30 sq. ft. each	N/A	N/A	Yes	Yes
	Ingress/Egress	2 per lot	2 sq. ft. each	3 ft.	N/A	Yes	Yes
	Incidental	No limit	2 sq. ft. each	6 ft.	N/A	Yes	Yes
	Ground Pole	1 per lot	20 sq. ft. each	8 ft.	15 ft.**	Yes	Yes
	Ground Monument	1 per lot	20 sq. ft. each	8 ft.	15 ft.**	Yes	Yes
	Window	1 per window	3 sq. ft. each	N/A	N/A	No	No
	Feather Flag	1 per lot	20 sq. ft. each	8 ft.	15 ft.**	No	No
Off-Premises*							
Short Term		Not Permitted					
Temporary		1 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Seasonal		No limit	20 sq. ft. total	8 ft.	15 ft.**	No	Yes
Permanent		Not Permitted					

(B) Signs Permitted in the C-1 Commercial District. In addition to the signs permitted in [Section 10.07](#), the following signs shall be permitted in the Commercial District:

Sign Type		Maximum Number	Maximum Area	Maximum Height	Minimum Setback***	Illumination	Permit Required?
On-Premises							
Short Term		1 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Temporary		6 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Seasonal		Not Permitted					
Permanent	Entranceway Sign	1 per building	9 sq. ft. each	6 ft.	15 ft.**	Yes	Yes
	Wall Sign	1 per building	30 sq. ft. each	N/A	N/A	Yes	Yes
	Ingress/Egress	1 per lot	2 sq. ft. each	3 ft.	N/A	Yes	Yes
	Incidental	No limit	2 sq. ft. each	6 ft.	N/A	Yes	Yes
	Ground Pole	Not Permitted					
	Ground Monument	1 per lot	30 sq. ft. each	10 ft.	15 ft.**	Yes	Yes
	Window	1 per window	3 sq. ft. each	N/A	N/A	No	No
Off-Premises*							
Short Term		Not Permitted					
Temporary		1 per lot	6 sq. ft. each	4 ft.	N/A	No	No

Seasonal	No limit	20 sq. ft. total	8 ft.	15 ft.**	No	Yes
Permanent	Not Permitted					

(C) **Signs Permitted in the R-1 Residential Districts.** In addition to the signs permitted in [Section 10.07](#), the following signs shall be permitted in the R-1 Districts:

Sign Type		Maximum Number	Maximum Area	Maximum Height	Minimum Setback***	Illumination	Permit Required?
On-Premises							
Short Term		1 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Temporary		6 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Seasonal		Not Permitted					
Permanent	Entranceway Sign	1 per building	9 sq. ft. each	6 ft.	15 ft.**	Yes	Yes
	Wall Sign or Freestanding Sign	1 per building	6 sq. ft. each	N/A	15 ft.**	Yes	Yes
	Ingress/Egress	1 per lot	2 sq. ft. each	3 ft.	N/A	Yes	Yes
	Incidental	No limit	2 sq. ft. each	6 ft.	N/A	Yes	Yes
	Ground Pole	Not Permitted					
	Ground Monument	Not Permitted					
	Window	Not Permitted					
Off-Premises*							
Short Term		Not Permitted					
Temporary		1 per lot	6 sq. ft. each	4 ft.	N/A	No	No
Seasonal		Not Permitted					
Permanent		Not Permitted					

*Requires permission letter indicating approval of sign details and location from landowner

** Must be located outside of road/intersection clear vision area as set forth in Section 7.09 (Clear Vision Area)

***See Section 10.05.G.

Section 10.09 Illumination Standards (currently part of Section 7.14.3(5) and part of Section 7.11.1)

- (A) **General Lighting.** If illumination is allowed by this Ordinance, such illumination shall conform to the requirements of Section 7.14, Exterior Lighting Regulations.
- (B) **Hours of Illumination.** Illuminated signs must be turned off no more than 1 hour after the close of business and may be turned on no earlier than 1 hour before the opening of business except by special permission granted as a condition of site plan approval or special land use approval.
- (C) **External Illumination.** External illumination of signs shall be mounted at the top of the sign or sign structure and be fully shielded;
- (D) **Internal Illumination.** Internally illuminated signs shall have a dark background with lighter-colored translucent (not transparent) lettering, logos, or designs. The maximum luminance

level of an internally illuminated sign shall not exceed 0.3 footcandles over ambient light levels measured at the distance specified in [Figure 10-1](#). All electronic message center signs and other internally illuminated signs shall be equipped with a photocell and automatic dimmer, and a cut sheet for the sign must be submitted to the Township at the time of permit application showing compliance with these requirements.

Figure 10-1. Distance for Measurement of Sign Illumination Based on Sign Area

Area of Internally Illuminated Sign	Distance for Measurement of Sign Illumination from the Sign Face
10 square feet or less	32 feet
Between 10.1 and 15 square feet	39 feet
Between 15.1 and 20 square feet	45 feet
Between 20.1 and 25 square feet	50 feet
Between 25.1 and 30 square feet	55 feet
Greater than 30	= square root of (display area in sq. ft. X 100)

Section 10.10 Nonconforming Signs (NEW SECTION)

- (A) Removal of Nonconforming Signs.** If the owner of a sign or the premises on which a sign is located changes the location of a building, property line or sign, or changes the use of the land or building so that any sign on the premises is rendered nonconforming, such sign must be removed or made to conform to this Article.
- (B) Lawful Existing Signs.** Any sign lawfully existing at the time of adoption of this Article which does not fully comply with all provisions shall be considered a legal non-conforming sign and may be permitted to remain as long as the sign is properly maintained, there is no increase in nonconformity, and the sign is not detrimental to the health, safety, and welfare of the community.
- (C) Continuance.** A nonconforming sign shall not be:
 - (1)** Expanded or changed to another nonconforming sign.
 - (2)** Relocated or structurally altered so as to prolong the life of the sign or so as to change the shape, size, type, placement or design of the sign.
 - (3)** Repaired or re-erected after being damaged if the repair or re-erection of the sign would cost more than 50 percent of the cost of an identical new sign.
- (D) Alteration.**
 - (1) General Rule.** No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this Article.
 - (2) Actions Not Considered Alterations.** For the purpose of this Article only, the term “altered” or “reconstructed” shall not include
 - (a)** normal maintenance;
 - (b)** reduction or maintenance of the existing surface sign area;

- (c) addition of ornamental molding, frames, trellises or ornamental features or landscaping below the sign's base;
 - (d) or the addition, construction, installation or changing of electrical wiring or electrical devices, backgrounds, letters, figures or characters or other embellishments.
- (3) Removal After Use Ends. Nonconforming signs and sign structures shall be removed or made to conform within 90 days of the termination of the use to which they are accessory.

Section 10.11 Appeals and Variances (currently part of Table 7.11.6)

- (A) Any person aggrieved by any decision, ruling or order may make an appeal to the Zoning Board Appeals in accordance with [Article 5](#) of this Ordinance. Variance from the requirements of this Article shall be required to meet the following conditions:
- (1) Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions, which cannot be legally and/or practically removed.
 - (2) Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the ZBA shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
 - (3) Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.
 - (4) Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
 - (5) Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.