

**MARION TOWNSHIP PLANNING COMMISSION  
AGENDA**

**REGULAR MEETING  
October 22, 2024  
7:30 PM**

*Virtual access instructions to participate in the meeting are posted on [www.mariontownship.com](http://www.mariontownship.com)*  
MEETING WILL BE HELD IN MAIN HALL

Call to Order:

Pledge of Allegiance:

Introduction of Members:

Approval of Agenda for: October 22, 2024 Regular Meeting

Approval of Minutes from: September 24, 2024 Regular Meeting

Call for Public Comment:

Public Hearing:

New Business:

Unfinished Business:

- 1) TXT#01-24 Signs (new info)
- 2) Lots new information (bring back)
- 3) Fee structure and escrow discussion (bring back)
- 4) TXT#02-24 sent to attorney for comment 9-30-2024

Special Orders:

- 1) Discussion on renewable energy

Announcements:

Call for Public Comment:

Adjournment:

## **Marion Township Public Participation Policy at Township Planning Commission Meetings**

The Public shall be given an opportunity to be heard at every Township Planning Commission Meeting following the adoption of this Policy.

The Planning Commission Chairperson is the moderator of the meeting. In the absence of the Chairperson, the Planning Commission VICE-Chairperson shall be the moderator of the meeting.

The Public attending the meeting either in-person or on-line may speak during the "Call to the Public" part of the meeting agenda. To preserve order, those attending in-person will speak first. When all in-person attendees have been heard, the moderator will ask if any on-line attendee wishes to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments. When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak. On-line attendees may unmute themselves and when recognized by the moderator may speak. On-line attendees will also be asked for their name and address.

All comments shall be addressed to the Township Planning Commission members. The "Call to the Public" is for attendees to provide information or opinions to the Township Planning Commission and is not intended to be a dialogue. Anyone needing a response should contact officials or staff during normal office hours.

The Public attending the meeting either in-person or on-line will be allowed to ask questions and make comments about NEW and UNFINISHED agenda items. These questions and comments must be made during the discussion of that agenda item. Anyone that would like to speak will raise their hand indicating their desire to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments. When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak about the NEW or UNFINISHED agenda item. On-line attendees may unmute themselves and when recognized by the moderator may speak. On-line attendees will also be asked for their name and address.

The moderator can close the questions and comments session about a NEW and UNFINISHED agenda item at his/her discretion.

To preserve efficiency, at any time during the meeting, each speaker, whether in-person or online will be limited to THREE MINUTES.

**MARION TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 24, 2024 / 7:30PM**

**PC MEMBERS PRESENT:** LARRY GRUNN – CHAIRPERSON  
JIM ANDERSON – VICE-CHAIRPERSON  
CHERYL RANGE – SECRETARY  
BOB HANVEY  
BRUCE POWELSON

**PC MEMBERS ABSENT:** NONE

**OTHERS PRESENT:** DAVID HAMANN – MARION TWP. ZONING ADMINISTRATOR  
ZACH MICHELS – TOWNSHIP PLANNER

**CALL TO ORDER**

Larry Grunn called the meeting to order at 7:30 pm.

**APPROVAL OF AGENDA**

Jim Anderson made a motion to approve September 24, 2024 agenda as presented. Cheryl Range seconded.

**5-0 MOTION CARRIED**

**APPROVAL OF MINUTES**

Bruce Powelson made a motion to approve the August 27, 2024 Planning Commission minutes as amended. Larry Grunn seconded. **5-0 MOTION CARRIED**

**CALL TO PUBLIC FOR COMMENT**

No comment.

**NEW BUSINESS**

**1) SPR# 02-24 MEADOWS NORTH PRELIMINARY SITE PLAN REVIEW & SPECIAL USE**

Patrick Keough on behalf of Mitch Harris, presented the preliminary site plan for The Meadows North subdivision. This is a 172-unit condo project that is similar to the existing Meadows project. The following recommendations were made by the Commissioners.

- The roads are 28 feet.
- Modify the sidewalks on the site plan.
- Make the setbacks 30 feet.
- Update the landscaping, lighting and utilities for the final site plan.
- Include the flood plain elevations for the basements.
- Include the gravel emergency access road with the gate & maintenance of surrounding landscaping.
- Make sure 32 units and access road points are ok with the Fire Department.
- Include the traffic study confirmation with Tamarack units.

Patrick Keough, suggested that the Commissioners hold off on approving/denying the site plan, until he completes these recommendations and brings back a new site plan.

Cheryl Range made a motion to postpone the decision on the site plan review until Mitch Harris brings back an updated/revised site plan. Jim Anderson seconded. **5-0 MOTION CARRIED**

# DRAFT

## UNFINISHED BUSINESS

### 1) SPR# 01-24 SIGNS

The Commissioners and Planner discussed the changes made to the Sign ordinance and also added additional changes.

Bruce Powelson made a motion to extend the Marion Township Planning Commission meeting past 9:30pm. Cheryl Range seconded. **5-0 MOTION CARRIED**

Jessica is going to send Zach the State's language regarding political campaign signs.

Zach will make the newly-discussed changes and bring the language back to the next Planning Commission meeting.

## UNFINISHED BUSINESS

### 2) LOTS NEW INFORMATION

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### 3) FEE STRUCTURE AND ESCROW DISCUSSION

Jim Anderson made a motion to postpone discussion on "item #2 Lots" and "item #3 Fee Structure" until the next Planning Commission meeting. Cheryl Range seconded. **5-0 MOTION CARRIED**

### 4) LCPD REVIEW ON TXT #02-24 MOTOR VEHICLE REPAIR FACILITY LANGUAGE

Zach Michels reviewed the Livingston County Planning Commission's remarks and recommendations for TXT #02-24 *Motor Vehicle Repair Facility*.

Jim Anderson made a motion to forward TXT #02-24 *Motor Vehicle Repair Facility* to the Township Attorney for review and recommendations and bring back for Commissioners to review the Attorney's comments. Larry Grunn seconded.

**5-0 MOTION CARRIED**

Jim Anderson made a motion to forward TXT #02-24 *Family and Group Child Care Homes* to the Township Attorney for review and recommendations and bring back for Commissioners to review the Attorney's comments. Larry Grunn seconded. **5-0 MOTION CARRIED**

## SPECIAL ORDERS

No comments made.

## ANNOUNCEMENTS

No comments made.

## CALL FOR PUBLIC COMMENT

No comments made

## ADJOURNMENT:

Bob Hanvey made a motion to adjourn the Planning Commission meeting at 10:15pm. Jim Anderson seconded. **5-0 MOTION CARRIED**

MINUTES TAKEN BY: Jessica S. Timberlake

# Zoning Text Amendment for Marion Township Planning Commission

## INTRODUCTION

The Planning Commission has identified a desire to revise the sign/signage standards in the Zoning Ordinance, currently regulated in Article XV Signage. Sign regulation requires close attention, as it can run into constitutional challenges.

This report builds on previous discussions and guidance from the Planning Commission.

If the Planning Commission is generally satisfied with this text, we recommend that it set a public hearing and forward it to the Township's attorney for review. Although the attorney review has generally been later in the process, the delicacy of sign standards warrants an earlier review.

## DRAFT ORDINANCE TEXT

Please review the current draft below and be prepared to provide. Changes from the previous draft are highlighted with gray highlighting.

Direction received at this meeting will focus on standards for specific types of signs. Be prepared to provide guidance on standards (*height, area, setback*) for various sign types. These standards will be incorporated into the next revision.

Some of the draft standards are still in rough form, to be formalized following discussion. Whenever possible, tables will be used to more quickly share the information.

It is anticipated that the draft language will be stable and largely complete, except for some minor revisions, following this meeting. The Planning Commission may wish to review the completed text before setting a public hearing or may be ready to set the public hearing.

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## MARION TOWNSHIP ZONING ORDINANCE AMENDMENT SIGNS

An amendment to the Marion Township Zoning Ordinance to add definitions related to signs, establish use and developmental standards for signs, establish procedures for review of sign permits, and establish procedures for enforcement of sign standards.

## **1. AMENDMENT OF ARTICLE III: DEFINITIONS**

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Section 3.02 Definitions of the Zoning Ordinance is hereby amended to add the following sign definitions, which shall be placed in alphabetical order with existing definitions and shall read as:

**Sign:** Any visual device, identification, description, illustration, or structure that is intended to visually attract attention from offsite or a public or private right-of-way to identify or direct attention to a person, place, product, service, activity, institution, organization, business or opinion. The term shall not include official flags, official signs, the minimum signs required for compliance with MCL 324.73102 (PA451 of 1994), commemorative signs as outlined in MCL 125.3205d (PA 110 of 2006), or public notice signs. The following definitions shall apply in the application of this Ordinance:

1. **Accessory Sign:** A sign that is accessory to the principal use of a lot.
2. **A-frame Sign:** A temporary sign that is hinged at the top, not attached to a building, a structure, or the ground, that is designed to be easily placed and removed.
3. **Awning Sign:** A sign located on or attached to an awning.
4. **Back-to-back Sign:** A sign with two (2) sign faces oriented in opposite directions.
5. **Banner:** A temporary sign on paper, cloth, fabric, or other flexible or combustible material that is attached to a wall or sign face or strung between poles or structures.
6. **Canopy Sign:** A sign located on or attached to a canopy.
7. **Commercial Center:** A group of three (3) or more commercial units, such as retail, office, or similar, that share a common vehicular access and off-street parking are on private property.
8. **Commercial Message:** Any message that advertises or promotes a commercial product, service, or activity.
9. **Commercial Message Sign:** A sign that conveys or displays a commercial message.
10. **Electronic Message Sign:** A sign that displays changing messages or graphics using light emitting diodes.
11. **Entranceway Ground Sign:** A freestanding sign located at a major entrance to a residential development with multiple dwelling units.
12. **Flag Sign:** A flag that conveys or is intended to convey a commercial message.
13. **Freestanding Sign:** A sign that is not attached to a principal or accessory structure, including center pole signs, posts and panels, or monument signs. Also known as a ground sign or monument sign.

14. **Ground Sign:** A base-mounted, freestanding sign placed on the ground and not attached to any building or other structure.
15. **Moving Sign:** A sign that moves, contains visible moving parts, or simulates movements, including spinners, streamers, balloons, spotlights, scrolling text, or moving images, but excluding official flags.
16. **Multiple-tenant Sign:** A sign that identifies four (4) or more tenants on a site.
17. **Non-accessory Sign:** A sign that is not accessory to the principal use of a lot.
18. **Official Flag:** The flag, pennant, or insignia of any nation, state, county, city, or other similar political entity.
19. **Official Sign:** A sign covered by the Manual on Uniform Traffic Control Devices and similar signs erected or maintained by a governmental body and noncommercial signs required by law.
20. **Off-site Sign:** A sign that identifies goods, services, facilities, events, or attractions that are not available or provided at the location where the sign is located.
21. **Permanent Sign:** Any sign that is displayed or intended to be displayed for an extended period of time of more than forty-five (45) days, unless otherwise noted in this Ordinance.
22. **Portable Sign:** A temporary, freestanding sign that is not permanently anchored or secured to a building, structure, or ground that is designed to be easily moved, such as sidewalk signs, sandwich signs, A-frame signs, T-shaped signs, and inverted T-shaped signs.
23. **Projecting or Perpendicular Sign:** A sign that is attached to and projects from a structure or building façade by more than eighteen (18) inches and does not project above the roof line or parapet wall.
24. **Prohibited Sign:** Any sign that is not permitted according to this Ordinance.
25. **Public Notice Sign:** A sign erected by a governmental body to provide notice of a public hearing, road or utility construction, or similar event of public interest.
26. **Roof Sign:** A sign attached to a building that is attached to the roof or projects above the wall or parapet.
27. **Sign Area:** The area within a rectangle, square, triangle, parallelogram, or circle enclosing the most protruding points of edges of the sign structure including the frame, regardless of the shape of the structure, unless otherwise noted in this Ordinance.
28. **Sign Height:** The vertical distance from the average grade adjacent to the sign to the highest point of the sign, including framing, unless otherwise noted in this Ordinance.
29. **Sign Permit:** A permit issued by the Township for installation of a sign signifying compliance with the provisions of this Ordinance, which may include and set forth any conditions that must be followed.

30. **Sign Setback:** The horizontal distance between any portion of a sign and lot lines, structures, and other features.
31. **Temporary Sign:** Any sign that is displayed or designed to be displayed for a limited period of time of forty-five (45) days or less, unless otherwise noted in this Ordinance. Also known as a portable sign.
32. **Wall Sign:** A sign that is attached to or painted directly on a building façade with the sign surface generally parallel to the building face, excluding window signs.
33. **Window Sign:** A sign that is applied or attached to a window or located in a manner within a building that it is visible from the exterior of a building through a window, excluding a window display.
34. **Yard Sign:** A small, temporary sign generally characterized by a post or wire frame, non-durable message surface, such as cardboard, plastic, or paper, and a lack of foundation.

## **2. AMENDMENT OF ARTICLE XV: SIGNAGE**

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Article XV Signage of the Zoning Ordinance is hereby amended by deletion of the current text and replacement with new text, which shall read as:

### Section 15.01 Intent and Purpose

The intent and purpose of this Article is to promote the following Township and public interests:

- A. **Health, Safety, and Welfare:** Ensure that signs are located, designed, constructed, and maintained in a manner that protects and preserves life, health, safety, property, and public welfare;
- B. **Free Speech:** Ensure that the constitutionally-guaranteed right of free speech is protected by allowing signs as a means of communication, subject to appropriate and legally-permissible time, place, and manner limitations;
- C. **Vehicular and Pedestrian Safety:** Reduce visual distractions and obstructions to motorists travelling along, entering, or leaving roads or driveways and to pedestrians;
- D. **Character:** Preserve the existing and desired residential and rural character of the Township, as identified in the Master Plan;
- E. **Light:** Limit the amount and type of light emitted by signs to preserve and enhance the Township's Desired residential and rural character, reduce distractions and hazards to motorists, and preserve and enhance quality of life;
- F. **Blight and Nuisance:** Prevent and limit visual blight and nuisance conditions by preventing visual clutter, protecting views, managing sign placement and size, and limiting intrusion of signs in certain areas;



- G. **Negative Impacts:** Minimize negative impacts of signs on surrounding properties and public spaces through reasonable time, place, and manner standards;
- H. **Emergency Response:** Preserve and enhance the effectiveness of address displays, directional signs, and warning signs to facilitate swift emergency response;
- I. **Wayfinding:** Preserve and enhance wayfinding by ensuring visibility, reducing clutter, and ensuring legibility;
- J. **Message Comprehension:** Provide for signs that are adequate and appropriate, but not excessive, to convey a message for quick and easy comprehension;
- K. **Reasonable Scale:** Keep signs within a reasonable scale relative to the building, use, or site they are accessory to and the surrounding area;
- L. **Good Design:** Encourage good design relative to size, spacing, illumination, type, and placement to enhance the Township's appearance;
- M. **Public Investment:** Protect the public investment in public structures, such as roads;
- N. **Regulatory Signs:** Maintain and enhance the effectiveness of necessary direction, warning, and regulatory signs;
- O. **Compelling Governmental Purpose:** Facilitate the advancement of the compelling governmental interests enumerated in this Ordinance and adopted Township plans;
- P. **Establish Standards:** Establish clear standards that are the least-restrictive necessary to achieve the compelling governmental purpose; and
- Q. **Administration and Enforcement:** Establish administrative standards and processes to facilitate the administration and enforcement of this Article; provide guidance for residents, businesses, and property owners; and ensure equal treatment.

#### Section 15.02 Scope of Application

Signs, as defined in this Ordinance, within the Township shall only be installed, constructed, reconstructed, altered, or maintained in compliance with this Article.

#### Section 15.03 Authority

Authority to administer, enforce, and interpret this Article is outlined below.

- A. **Zoning Administrator:** Authority to administer, interpret, and enforce this Article and to approve sign permits shall be with the Zoning Administrator and designees, except where otherwise specified.
- B. **Ordinance Enforcement Officials:** Authority to enforce this Article shall be with Ordinance Enforcement Officials, except where otherwise specified.

- C. **Zoning Board of Appeals:** Authority to hear appeals of the administration, interpretation, and enforcement of this Article and to hear and decide developmental standard variances from the provisions and standards of this Article shall be with the Zoning Board of Appeals.
- D. **Township Board:** Authority to adopt fees and fines related to this Article shall be with the Township Board.

#### Section 15.04 Prohibited Signs

The signs below are prohibited, unless otherwise specifically permitted in this Ordinance.

- A. **Abandoned Signs:** Signs that no longer direct a person to or advertises a business, owner, product available, or activities conducted on the site where the sign is located or any sign not repaired or maintained properly;
- B. **Add-on Signs:** Signs that are attached as an appendage to another sign or sign support structure;
- C. **Air-activated Signs:** Signs that are inflated by air or use airflow to induce movement;
- D. **Animated or Moving Signs:** Signs that move, contain visible moving parts, or simulate movement, including, but not limited to, spinners, streamers, balloons, scrolling text, or spotlights, but excluding flags and official signs.
- E. **Certain Types of Illumination:** Signs with the following types of illumination:
  - 1. **Temporary Signs:** Illumination of any type of temporary sign;
  - 2. **Traffic Hazards:** Illumination that could distract motorists or otherwise create a traffic hazard; or
  - 3. **Glare and Unshielded Illumination:** Use of glaring, undiffused luminaires, or visible bare bulbs, including neon or light emitting diodes;
- F. **Clear-vision Zone:** Signs taller than thirty (30) inches within the clear-vision zone;
- G. **Confusing Signs:** Signs that have the appearance of an official sign or use text or graphics used on an official sign that may confuse motorists;
- H. **Flashing Signs:** Signs that contain flashing, blinking, or strobe lights or has the appearance of lighting associated with emergency vehicle lighting, traffic signals, or official signs;
- I. **Festoons:** A sign consisting of strings of exposed incandescent light bulbs, balloons, or strings of pennants hung over;
- J. **Furniture Signs:** Signs attached to or painted on a bench, table, or other outdoor furniture;
- K. **Obstruction of Safe Access:** Signs that obstruct free ingress or egress to or from a required door, window, fire escape, driveway, or other required access route;

- L. **Obstruction of Safe Vision:** Signs that obstruct or interfere with an official sign, signal, or device, or obstruct or interfere with a motorist's vision of approaching, merging, or intersecting vehicles even when consistent with setback or other location standards of this Ordinance;
- M. **Pole Signs:** Freestanding signs that are mounted to or on a pole;
- N. **Projector-image Signs:** Signs that are displayed by light from a projector or similar source;
- O. **Right-of-way Signs:** Signs, other than official signs, that are located in, encroach on, project into, or overhang a right-of-way, unless specifically permitted by the road agency;
- P. **Roof Signs:** Signs that are mounted on or project above or beyond the roof or parapet wall;
- Q. **Searchlights:** Searchlights or spotlights used to draw attention to a location or event;
- R. **Snipe Signs:** Signs that are attached to utility poles, light poles, or trees within rights-of-way or other public spaces;
- S. **State Highway:** Signs subject to the Highway Advertising Act (MCL 252.301 et seq) with faces that are visible from an interstate highway, freeway, or primary highway that are in violation of that Act or do not have a valid annual permit;
- T. **Towed Signs:** Temporary signs that are towed and usually have an area for a changeable message;
- U. **Unsafe Signs:** Signs that are structurally unsafe or constructed in violation of the Building Code;
- V. **Vehicle Signs:** Signs that are painted on or attached to a motor vehicle, recreational vehicles, trailer, or watercraft that is placed, parked, or maintained at a particular location for the purpose or intent of conveying a message.
- W. **Other Signs:** Any other signs not expressly permitted by this Ordinance.

**Section 15.05          General Sign Provisions**

All signs shall meet the general provisions below.

- A. **Dimensional Standards:** All signs shall comply with the dimensional standards outlined in §15.06 Specific Sign Standards.
- B. **Accessory:** Signs shall be accessory to a permitted use, special land use, accessory use, or temporary use of a site.
- C. **Determination of Sign Area:** Sign area shall be determined as outlined below.
  - 1. **Single-face Signs:** The sign area of a single-faced sign shall be the square footage of the sign face as measured by enclosing the most protruding points

or edges of the sign face within a single parallelogram, rectangle, circle, or triangle, excluding the frame.

2. **Double-face Signs:** The sign area for signs with multiple faces shall be the area of the largest sign face, as described above, if all of the faces are on part of the same structure, the sign faces are within eighteen (18) inches of each other, and only one side is visible from any direction, otherwise, the sign area shall be the sum of all the areas of the faces.
  3. **Cylindrical Signs:** The sign area of a cylindrical sign shall be computed by multiplying the circumference of the cylinder by its height.
  4. **Individual Letters:** The sign area for signs consisting of individual letters or logo attached directly to a wall or building shall be computed as the sum of the area required to enclose each of the individual letters or logo.
- D. Location:** Signs shall only be placed or maintained as outlined below.
1. **Freestanding Signs:** Freestanding signs shall be placed within a front yard or yard adjacent to Interstate 96 within a commercial zoning district.
  2. **Wall-mounted Signs:** Wall-mounted signs shall be attached to a building façade and face a front-yard, onsite parking, or Interstate 96.
  3. **Window Signs:** Window signs shall be located on the interior of the window.
  4. **Awning Signs:** Awning signs shall be located on an awning attached to a building façade that faces a front yard or onsite parking.
  5. **Canopy Signs:** Canopy signs shall face a front yard or onsite parking.
- E. Maintenance:** All signs, including frames and supports, shall be well-maintained in a condition similar to their condition at the time of installation.
1. **Plumb:** Signs shall be maintained plumb upright.
  2. **Clean:** Signs shall be kept clean, free of missing parts, rust, or peeling or missing paint.
  3. **Panels:** Signs shall not have a missing sign face or panel or an obsolete sign panel.
  4. **Correction of Defects:** Signs that are not in compliance with this section shall be brought back into compliance or removed from the property in a timely manner.
- F. Illumination:** Signs shall meet the illumination standards outlined below.
1. **Temporary Signs:** Temporary signs shall not be illuminated.
  2. **Permanent Signs:** Permanent signs shall only be illuminated using approved electrical devices directed solely at the sign face or internal to the sign, according to the standards outlined below.
    - a. **Steady and Shielded:** Lighting shall be steady, stationary, and shielded downward with light directed away from adjacent properties and streets.

- b. Non-glare: The use of glaring, undiffused lights or bulbs is prohibited.
- c. Bare Bulbs: Illumination by bare bulbs or flame is prohibited.
- d. Illumination Level: The illumination level shall be a maximum of fifteen (15) footcandles measured perpendicular to the sign face at a distance of four (4) feet.
- e. Backlighting: Signs with internal illumination shall have the lettering and graphics in a lighter color than the background to the maximum extent practical.
- f. Traffic Hazards: Illumination that could distract motorists or otherwise create a traffic hazard is prohibited.
- g. Wiring: Electrical service to freestanding illuminated signs shall be located underground.
- h. Illumination Type: Permanent signs may have the type of illumination listed in the table below, unless other illumination is allowed for a specific sign type.

Zoning District	Types of Illumination
RR, SR, UR,	Backlit Channel, Face Lit
ERS-1, ERS-2	Backlit Channel, Face Lit
MHP	Backlit Channel, Face Lit
HS, LI	Backlit Channel, Face Lit, Internally Lit
PL	Backlit Channel, Face Lit, Internally Lit

- G. **Substitution:** Any sign with a commercial message may also be used for a noncommercial message.

**Section 15.06 Specific Sign Standards**

- A. **A-Frame Signs:** A-frame signs shall meet the specific standards outlined below.
  1. Number: There shall be a maximum of one (1) a-frame sign per unit.
  2. Sign Area: The maximum sign area shall be six (6) square feet per side.
  3. Sign Height: The maximum sign height shall be four (4) feet.
  4. Obstruction: A-frame signs shall not obstruct the opening of motor vehicle doors. An unobstructed width of at least five (5) feet shall be maintained on all sidewalks.
  5. Time: A-frame signs shall only be displayed with the associated use is open.

6. Design: A-frame signs shall be professionally designed and constructed.
- B. **Awning Signs:** Awning signs shall meet the specific standards outlined below.
1. Number: There shall be a maximum of one (1) awning sign per unit.
  2. Setbacks: Awning signs shall meet the setbacks for the structure to which they are attached.
  3. Sign Area: Awning sign area shall count towards the sign area for the façade they are attached to. Awning signs shall cover a maximum of twenty-five (25) percent of the awning.
  4. Projection: Awnings with awning signs shall project at least twelve (12) inches but not more than thirty-six (36) inches from the façade. Awning signs shall project a maximum of one (1) inch from the awning surface.
  5. Residential Districts: Awning sign in residential districts shall be limited to non-residential uses and multiple-family uses.
  6. Materials: Ultraviolet-resistant architectural fabric, in matte finish, suitable for outdoor use must be used and shall cover the front and sides of the awning frame.
  7. Frame: The awning frame shall be constructed of steel or aluminum.
  8. Loading: Wind and snow load capacities shall be provided as part of the permit application. Applicants should obtain wind and snow load capacities from the product manufacturer.
  9. Illumination: Awning signs shall not be backlit.
- C. **Banners:** Banners shall meet the specific standards outlined below.
1. Number: There shall be a maximum of one (1) per model home, non-residential use, or unit.
  2. Sign Area: The maximum sign area shall be twenty-four (24) square feet.
  3. Sign Height: The maximum sign height shall be six (6) feet.
  4. Period: Banner signs shall be displayed a maximum of fourteen (14) days per six (6) month period. Banner signs accessory to an agricultural use may be displayed throughout the season the agricultural use is active.
- D. **Canopy Signs:** Canopy signs shall meet the specific standards outlined below.
1. Number: There shall be a maximum of one (1) canopy sign per frontage.
  2. Setback: Canopy signs shall meet the setbacks for the structure to which they are attached.
  3. Sign Area: The maximum sign area shall be six (6) square feet.
  4. Projection: Canopy signs shall project a maximum of six (6) inches beyond the edge of the canopy.

E. **Electronic Message Signs:** Electronic message ~~center~~ signs shall meet the specific standards outlined below.

1. Location: Electronic message signs may be accessory to permitted and special uses in the HS Highway Service, LI Lighting Industrial, and PL Public Lands zoning districts and accessory to institutional uses in any zoning district.
2. Sign Types: Electronic message signs may be integrated into ground signs or wall signs.
3. Area: A maximum of fifty (50) percent of the total sign area may be an electronic message sign.
4. Movement: The display shall not be animated, flashing, scrolling, or simulate movement.
5. Dwell Time: The message or image displayed shall be displaced for at least fifteen (15) seconds before changing.
6. Background: The background of the display area shall not be white.
7. Dimming: Electronic message signs shall have a sixteen-stage or better automatic dimmer without a manual override that adjusts the intensity of light based on the ambient light levels at the sign.
8. Malfunction: Electronic message signs shall be programmed to go dark to the maximum extent practical in the event of a malfunction.
9. Timer: Electronic message signs shall be equipped with a functional timer. Signs shall only operate from 6:00 am or thirty (30) minutes before the beginning of the use for the day, whichever is earlier, through 10:00 pm or 30 minutes after the end of the use for the day, whichever is later.
10. Nonconforming Signs: Electronic message signs shall not be incorporated into any nonconforming sign.
11. Certification: The application for an electronic message sign shall include written certification from the sign manufacturer that the light intensity automatically adjusts, the sign has been programmed to go dark in the event of a malfunction, and the sign comes with an automatic timer.

F. **Entranceway Ground Signs:** Entranceway ground signs shall meet the specific standards outlined below.

1. Number: There shall be a maximum of ~~one~~ two (+2) entrance ground sign per entrance development.
2. Setback: Entranceway ground signs shall be setback at least fifteen (15) feet from the right-of-way and ten (10) feet from exterior lot lines.
3. Sign Area: The maximum sign area is twenty-four (24) square feet.
4. Sign Height: The maximum sign height is six (6) feet. If year-round decorative landscaping is installed and maintained to screen the base of the sign from view from the adjacent street, the sign height shall be increased

- equal to the height of the landscaping up to a maximum sign height of eight (8) feet.
5. Boulevard Island Option. An entranceway ground sign may be located on a landscaped boulevard island if all of the following are true:
    - a. Setbacks: The sign must be set back at least ten (10) feet from the right-of-way of the intersecting road and at least four (4) feet from adjacent curbs;
    - b. Unobstructed Site: Except as allowed here, signs must not be located within a clear-vision area; and
    - c. County Permit: If an entrance ground sign is within a County right-of-way, a copy of the permit from the Livingston County Road Commission must be provided.
  6. Illumination: Entranceway ground signs shall be face lit or back channel lit.
- G. Feather Signs: Feather signs shall meet the specific standards outlined below.
1. Location: Feather signs may be accessory to the following: commercial uses, religious institution uses, institutional uses, and special events.
  - 1.2. Number: There shall be a maximum of three (3) feather signs per site.
  - 2.3. Sign Area: The maximum sign area shall be twenty-four (24) square feet.
  - 3.4. Sign Height: The maximum sign height shall be eight (8) feet.
  - 4.5. Time: Feather signs shall only be displayed when the associated use is open to the public or the associated activity is occurring.
- H. Flag Signs: Flag signs shall meet the specific standards outlined below.
1. Number: There shall be a maximum of one (1) flag sign per site.
  2. Dimensions: Flag signs shall have a maximum width of eight (8) feet and a maximum height of five (5) feet.
  3. Mounting: Flag signs shall be attached to a freestanding or building-mounted flagpole.
  4. Location: Flag signs are permitted accessory to nonresidential and multiple-family residential uses in any zoning district.
  5. Illumination: Illumination for flag signs may be pointed upwards and must be focused on the flag sign.
- I. Ground Signs: Ground signs shall meet the specific standards outlined below.
1. Number: There shall be a maximum of one (1) ground sign for each frontage with access to the site.
  2. Setback: The minimum setback shall be fifteen (15) feet from rights-of-way and side lot lines.



3. Sign Area: The maximum sign area shall be thirty-two (32) square feet in the HS Highway Service and LI Light Industrial zoning districts and twenty-four (24) square feet in all other zoning districts.
  4. Sign Height: The maximum sign height shall be six (6) feet. If year-round decorative landscaping is installed and maintained to screen the base of the sign from the adjacent road, the sign height can be increased equal to the height of the landscaping up to a maximum sign height of eight (8) feet.
  5. Legibility: Primary letters on ground signs shall meet the legibility and lettering standards below.
    - a. Sans Serif Fonts: Block style or sans serif lettering shall be at least ten (10) inches tall.
    - b. Serif Fonts: Script or other serif lettering shall be at least twelve (12) inches tall.
    - c. Supplemental or Auxiliary Information. Supplemental or auxiliary information may use letter that is at least fifty (50) percent of the minimum font size required for the primary message and shall be limited to a maximum of twenty-five (25) percent of the sign area.
    - d. Minimum Letter Size. Minimum lettering size is based on capital or upper-case letters. Lower case letters used in combination with capital letters shall be proportional in size based on industry graphic standards.
  6. Decorative Frame: A decorative frame may extend up to six (6) inches to each side and above the sign face.
- J. Multiple Tenant Signs: Multiple tenant signs shall meet the specific standards outlined below.
1. Number: There shall be a maximum of one (1) multiple tenant sign for each frontage with access to the site.
  2. Setback: The minimum setback shall be fifteen (15) feet from rights-of-way and twenty (20) feet from adjacent properties.
  - ~~2.3.~~ Sign Area: The maximum sign area shall be forty (40) square feet.
  - ~~3.4.~~ Sign Height: The maximum sign height shall be six (6) feet. If year-round decorative landscaping is installed and maintained to screen the base of the sign from the adjacent road, the sign height can be increased equal to the height of the landscaping up to a maximum sign height of eight (8) feet.
  - ~~4.5.~~ No Additional Ground Sign: A site with a multiple tenant sign shall not have an additional ground sign unless explicitly permitted in this Ordinance.
  - ~~5.6.~~ Boulevard Island Option: A multiple tenant sign may be located on a landscaped boulevard island if all of the following are true:
    - a. Setbacks: The sign must be set back at least ten (10) feet from the right-of-way of the intersecting road and at least four (4) feet from adjacent curbs;

- b. Unobstructed Site: Except as allowed here, signs must not be located within a clear-vision area; and
- c. County Permit: If an entrance ground sign is within a County right-of-way, a copy of the permit from the Livingston County Road Commission must be provided.

K. **Projecting Signs:** Projecting signs shall meet the specific standards outlined below.

- 1. Location: Projecting signs may be accessory to a permitted or special use in the HS Highway Service or LI Light Industrial zoning districts.
- ~~1.2.~~ Number: There shall be a maximum of one (1) projecting sign for each commercial unit.
- ~~2.3.~~ Sign Area: The maximum sign area shall be twenty (20) square feet. This sign area does not count as wall sign area.
- ~~3.4.~~ Angle. Projecting signs shall be ~~Mounted-mounted at ninety~~ (90) degrees to the façade to which they are attached.

L. **Wall Signs:** Wall signs shall meet the specific standards outlined below.

- 1. Number:**
- 2. Sign Area: The maximum sign area shall be thirty-two (32) square feet per tenant
- 3. Architectural Compatibility: Wall signs shall be architecturally compatible with the building it is attached to.
- 4. Projection: Wall signs shall not project more than twelve (12) inches from the building façade.
- 5. Rear Façade: An additional wall sign with a maximum sign area of twenty (20) square feet may be installed on a rear façade with an entrance from off-street parking.
- 6. Legibility: The primary letters on wall signs shall meet the legibility and lettering standards below.
  - a. Sans Serif Fonts: "Block" style or sans serif lettering shall be at least fourteen (14) inches tall.
  - b. Serif Fonts: "Script" or other serif lettering shall be at least seventeen (17) inches tall.
  - c. Supplemental or Auxiliary Information. Supplemental or auxiliary information may use letter that is at least fifty (50) percent of the minimum font size required for the primary message and shall be limited to a maximum of twenty-five (25) percent of the sign area.
  - a. Minimum Letter Size. Minimum lettering size is based on capital or upper-case letters. Lower case letters used in combination with capital letters shall be proportional in size based on industry graphic standards.

- M. **Window Signs:** Window signs shall meet the specific standards outlined below.
1. Sign Area: Window signs shall cover a maximum of twenty-five (25) percent of the glazed area of the window it is attached to or visible through.
  2. Visibility: Window signs must be placed in a manner to ensure visibility into the building for police officers and emergency responders.
- N. **Yard Signs:** Yard signs shall meet the specific standards outlined below.

1. Number:
2. Sign Area: The maximum sign area shall be twenty-four (24) square feet in HS Highway Service and LI Light Industrial zoning districts. The maximum sign area shall be six (6) square feet per sign and twenty-four (24) square feet total in all other zoning districts.
3. Sign Height: The maximum sign height shall be six (6) feet in the HS Highway Service and LI Light Industrial zoning districts and four (4) feet in all other zoning districts.
4. Duration: Yard signs shall be displayed a maximum of thirty (30) days per calendar year, unless otherwise specified in this Ordinance.
5. Additional Yard Signs: Additional yard signs, beyond the maximum sign area and maximum duration above shall be allowed as outlined below.
  - a. Sale or Lease: One additional yard sign shall be allowed when the lot or a unit on the site is actively offered for sale or lease. The maximum sign area shall be six square feet in all residential districts and 16 square feet in all non-residential districts.
  - b. Elections: Additional yard signs shall be allowed for the period forty-five (45) days before through one (1) days following an election day. These additional signs shall have a maximum total sign area of twenty (20)thirty-two (32) square feet and shall be limited to noncommercial messages.
  - c. Commercial Service: One additional yard sign shall be allowed when a commercial service is being provided to the lot for a period of one (1) week before the scheduled service through one (1) week after the service is provided.

#### Section 15.07 Nonconforming or Abandoned Signs

The continued use of legally nonconforming or abandoned signs shall be permitted, subject to the standards below.

- A. **Repairs and Maintenance:** Normal maintenance, including, but not limited to, painting, repair of panels, or replacement of electrical wiring or devices shall be permitted.
  - B. **Expansion:** Legally nonconforming signs shall not be expanded or enlarged in any manner.
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- C. **Structural Changes:** The faces, supports, frame, or other parts of legally nonconforming signs shall not be structurally changed or enlarged unless the resulting change conforms with the standards of this Ordinance.
- D. **Destruction:** Legally nonconforming signs that have been destroyed or damaged by more than fifty (50) percent of the replacement value, excluding foundation, shall not be reconstructed except in compliance with the standards of this Ordinance.
- E. **Site Plan Review:** Legally nonconforming signs shall be removed when the site is modified in any manner that requires site plan approval.
- F. **Abandonment of Use or Structure:** Legally nonconforming signs associated with a use or structure that has been abandoned for a period of six (6) months shall be removed, whether or not there is an intent to reestablish the use or reuse the structure.
- G. **Substitution:** A legally nonconforming sign shall not be replaced with another nonconforming sign.
- H. **Vacancy:** Sign structures may remain once the associated unit or site is vacant unless there is an intent to abandon the use of the site. The sign face shall be replaced with a black sign face within thirty (30) days of the vacancy.
- I. **Building Removed:** Signs that are accessory to a use located within a building shall be removed if the building has been removed. Existing conforming signs may remain if a site plan has been approved for reuse of the site.

#### Section 15.08 Signs Not Requiring a Sign Permit

Certain signs and sign maintenance do not require a sign permit, as outlined below.

- A. **Signs Not Requiring a Sign Permit:** The following signs do not require a sign permit:
  - 1. **Window Signs:**
  - 2. **Temporary Signs:** Temporary signs that are displayed for forty-five (45) days or less. **REQUIRED FOR COMMERCIAL-MESSAGE TEMPORARY SIGNS.**
- B. **Maintenance:** Maintenance of an existing sign, including replacement of a sign face or regular maintenance, excluding enlargement, relocation, or replacement of the sign, shall not require a sign permit.
- C. **Standards Still Apply:** The standards of this Ordinance still apply to signs not requiring a sign permit.

**Section 15.09 Sign Permit Process**

A sign permit is required for all signs or modifications of existing signs, except as outlined §15.08 Signs Not Requiring a Sign Permit.

- A. **Application:** Sign permit applications shall include the information described below.
1. **Sign Permit Application:** The application shall include a completed sign permit application form, signed by the applicant and the property owner, if different.
  2. **Site or Sketch Plan:** The application shall include a site plan or plot plan showing the location of the proposed sign, including proposed and required setbacks.
  3. **Sign Details:** The application shall include sign details, such as the sign height, sign area, and illumination information.
  4. **Construction Details:** The application shall include plans, specifications, and method of construction and attachment to the structure or ground, including copies of stress sheets and calculations, if determined necessary by the Zoning Administrator or Building Official
  5. **Illumination Details:** The application shall include information concerning the illumination, such as the location, type of fixture, color of light, and method of shielding if the sign will be illuminated
  6. **Electrical Connections:** The application shall include information concerning the required electrical connections if the sign will have electrical connections.
  7. **Building Elevations:** The application shall include scaled building elevations.
  8. **Other Information:** The application shall include other information determined necessary by the Zoning Administrator to determine compliance with this Ordinance and other applicable laws and regulations.
- B. **Review:** The Zoning Administrator shall review the sign permit application, upon receipt of a completed application, and take one of the actions below.
1. **Approval:** The sign permit shall be approved or may be approved with conditions upon finding that the proposed sign complies with all applicable standards of this Ordinance.
  2. **Postpone:** The sign permit review shall be postponed upon finding that not enough information is available to determine if the sign complies with all applicable standards of this Ordinance. If review is postponed, the applicant shall be provided a written description of the deficiencies or additional required information.
  3. **Denial:** The sign permit shall be denied upon finding that the proposed sign does not comply with all of the applicable standards of this Ordinance. If an application is denied, the applicant shall be provided a written description of the reasons for denial.

- C. **Inspection:** Signs shall be inspected by the Zoning Administrator, as outlined below.
  - 1. **Submission of Application:** Submission of a sign permit application constitutes permission for the Township or its agents to access the property to conduct onsite investigations for the purpose of administering this Ordinance.
  - 2. **New Signs:** New signs requiring a sign permit shall be inspected in a timely manner. Final approval shall only be granted if the sign has been constructed in compliance with the approved plans and this Ordinance. Failure to receive approval constitutes a determination that the sign is in violation of this Ordinance.
  - 3. **Existing Signs:** The Zoning Administrator shall have the authority to conduct periodic inspections of existing signs to ensure continued compliance with a sign permit approved under this Ordinance.
- D. **Revocation:** A sign permit may be revoked by the Zoning Administrator if the sign is installed in a manner inconsistent with this Ordinance or the approved sign permit or upon determination that inaccurate or false information was provided in the sign application.
- E. **Expiration:** A sign permit shall expire and be null and void if it has not received final approval after installation within one hundred eighty (180) days of the date of sign permit approval. A single, thirty (30) days extension may be granted by the Zoning Administrator upon request of the applicant with a demonstration that the sign will be installed during the extension period.

#### Section 15.10 Sign Removal

Signs may be removed as outlined below.

- A. **Permanent or Temporary Signs:** Permanent or temporary signs erected or maintained in violation of this Ordinance shall be removed.
  - 1. **Notice:** The Zoning Administrator shall order the removal by a written notice to the property owner. The notice shall order the removal of the sign or outline what action would bring the sign into compliance with this Ordinance and shall outline a reasonable period of time, at least fourteen (14) days, for removal.
  - 2. **Removal:** Upon failure to remove the sign or bring the sign into compliance, the Township may remove the sign immediately and without notice, at its discretion. Any cost incurred for removal may be assessed to the property owner.
- B. **Dangerous Signs:** Sign that pose an immediate threat to safety shall be removed immediately.
  - 1. **Notice:** The Zoning Administrator shall order the removal by delivery of a written notice to the property owner, except as provided in this Section. The notice shall order the removal of the sign or outline what action would bring

the sign into compliance with this Ordinance and shall outline a reasonable period of time for removal or compliance

2. **Removal:** Upon failure to remove or bring a dangerous sign into compliance, the Township may remove the sign immediately and without additional notice, at its discretion. Any cost incurred for removal may be assessed to the property owner
  3. **Emergency Removal:** The Township may remove a sign that poses an immediate threat to safety without delivery of a written notice to the property owner if the Zoning Administrator certifies the nature of the immediate threat and that a delay resulting from noticing is likely to cause harm to individuals or property. Any cost incurred for removal may be assessed to the property owner
- C. **Signs in Right-of-way:** Signs erected within a right-of-way in violation of this Ordinance may be removed by the Township without notice. Any costs may be assessed to the owner of the sign.
- D. **Signs in Public Places:** Signs located on public property in violation of this Ordinance may be removed by the Township without notice.

#### Section 15.11 Violations and Enforcement

The installation, construction, reconstruction, alteration, or maintenance of a sign requiring a sign permit without an approved sign permit or the installation, construction, reconstruction, or alteration of any sign in any manner inconsistent with this Ordinance is a violation of this Ordinance.

- A. **Party to Violation:** Any person, agent, entity, or property owner who causes or allows a sign to be in violation of this Ordinance shall be a party to the violation.
- B. **Separate Violation:** Each sign in violation of this Ordinance shall be a separate violation. Each day a sign is in violation of this ordinance shall be a separate violation.
- C. **Nuisance Per Se:** Any sign in violation of this Ordinance shall be a nuisance per se.
- D. **Municipal Civil Infraction:** [PROBABLY BEST TO REMOVE THIS PENDING RESOLUTION OF THE ENFORCEMENT PROCESS.]
- E. **Scope of Remedies:** The Township may pursue any and all remedies available. Enforcement by one remedy does not preclude or waive enforcement by another remedy. The imposition of any fine or penalty shall not exempt a violator from compliance with this Ordinance.

- F. **Other Remedies:** The Zoning Administrator or designee may institute injunction, mandamus, abatement, or other appropriate proceedings to prevent, enjoy, abate, or remove any unlawful erection, alteration, maintenance, or use. The rights and remedies provided above are civil in nature.
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# Potential Zoning Text Amendment for Marion Township Planning Commission

## INTRODUCTION

At recent meetings, the Planning Commission has discussed inconsistencies and differences between terms used to describe property in various ordinances and acts.

This report compiles those terms used in Marion Township ordinances and state acts related to planning and zoning.

Guidance is desired on whether or not the Planning Commission wishes to pursue a zoning text amendment to normalize the term or terms used.

## TERMS AND DEFINITIONS

**Abutting (lot or parcel):** A lot or parcel which shares a common property line with the subject lot or parcel. *[MT Zoning Ordinance] This can be the same thing as a parent parcel or tract.*

**"Business condominium unit"** means a condominium unit within any condominium project, which unit has a sales price of more than \$250,000.00 and is offered, used, or intended to be used for other than residential or recreational purposes. *[Condominium Act]*

**Condominium Unit:** That portion of a condominium project which is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. In condominium projects where a condominium unit(s) will consist of a building envelope, the term "condominium unit" shall be equivalent to the term "lot", for purposes of determining compliance with the provisions of this Ordinance pertaining to minimum lot size, minimum lot width, maximum lot coverage, and the like. *[MT Zoning Ordinance] It would be possible to clean this definition a bit to be more consistent with the one in the condominium act. Definitions of lot size, lot width, etc could be revised to address this type of property ownership.*

**"Condominium unit"** means that portion of the condominium project designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use. *[Condominium Act]*

**"Development site"** means any parcel or lot on which exists or which is intended for building development... *[Land Division Act] It is common for zoning ordinances to use the term "site" to describe an area to be developed, which may include a single piece or property or several properties.*

**Lot:** Land described in a recorded plat or by metes and bounds description, occupied, or to be occupied by, a building, group of buildings, or use, having sufficient size to comply

with the frontage, area, width-to-depth ratio, setbacks, yards, coverage and buildable area requirements of this Ordinance, and having its principal frontage on a public street or a private road approved by the Township. (See also Condominium Unit.) *[MT Zoning Ordinance]* This definition incorporates both metes and bonds properties and platted properties. In doing so, it slightly deviates from the definition in the land division act, but is more consistent with the common usage of the term.

**"Lot"** means a measured portion of a parcel or tract of land, which is described and fixed in a recorded plat. *[Land Division Act]*

**Lot of Record:** A lot which is part of a subdivision, the plat of which has been recorded in the Office of the County Register of Deeds, or a tract, parcel or lot described by metes and bounds, the deed to which has been recorded by the County Register of Deeds, or a Tax Code Number has been issued, prior to the adoption or amendment of this Ordinance. *[MT Zoning Ordinance]*

**Lot, Zoning:** A single tract of land, located within a single parcel, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located. A zoning lot therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one or more lots of record. *[MT Zoning Ordinance]*

**Nonconforming Lot of Record (Substandard Lot):** A lot lawfully existing at the effective date of this Ordinance, or affecting amendment, and which fails to meet the area and/or dimensional requirements of the zoning district in which it is located. *[MT Zoning Ordinance]* It may be desirable to add revise this term to "Legally nonconforming lot of record" to distinguish it from nonconforming lots that do not legally exist.

**Parcel:** A lot described by metes and bounds or described in a recorded plat. *[MT Zoning Ordinance]* This term is rolled into the zoning ordinance definition for "Lot."

**"Parcel"** means a continuous area or acreage of land which can be described as provided for in this act. *[Land Division Act]*

**Parent Parcel:** An existing parcel or contiguous parcels of land under the same ownership at the time this Ordinance became effective (March 14, 1996.) *[MT Zoning Ordinance]*

**"Parent parcel" or "parent tract"** means a parcel or tract, respectively, lawfully in existence on the effective date of the amendatory act that added this subdivision. *[Land Division Act]* For the land division act, the effective date is March 31, 1997, with a couple of interest wrinkles.

**"Tract"** means 2 or more parcels that share a common property line and are under the same ownership. *[Land Division Act]* This is similar to zoning ordinance term "Abutting lot or parcel" and

### QUICK COMMENTARY

Going back to territorial days, the terms "parcel" and "lot" were used. The distinction is that lots were created and defined in a plat whereas parcels were defined using metes and bounds.

Starting in the 1990s, site condominiums brought the term "unit" into the mix. These are properties that are created and defined in a site condominium. For most condominiums, they function the same as a lot. However, there are some condominiums where the boundaries are the same or similar to the exterior envelope.

The term "lot" is regularly used in zoning ordinances interchangeably with similar terms. It allows for use of the terms "lot lines," "lot width," and "lot area."

The term "zoning lot" is generally considered to be the most precise. It better allows for situations in which a "lot" may consist of several parcels, several lots, several units, or some combination of the above.

We are happy to discuss this and provide support for whatever direction the Planning Commission gives.

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