

**VILLAGE OF KENT CITY  
PLANNING COMMISSION MEETING  
January 6, 2009  
83 Spring St., Kent City, MI**

1. The meeting was called to order at 7:10 p.m. by Chairperson John Petruska.

Members present: Ed Lain, Darrell Rotier David Michell and John Petruska

Members absent: Hillary Hilbrand, Steve Buckner and Richard Merdzinski.

Staff present: Tom Knauf, Zoning Administrator.

Others present: Dan Lynch.

2. **Motion** by Lain, 2<sup>nd</sup> by Michell to approve the November 6, 2008 minutes as written.  
Vote: 4 Ayes; 0 Nays. Motion CARRIED
3. **Motion** by, Lain 2<sup>nd</sup> by Michell to approve the revised agenda as written  
Vote: 4 Ayes; 0 Nays. Motion CARRIED
4. Old Business – Members discussed possible ordinance amendment relating to exterior freestanding signs on commercial property in the vicinity of W. Muskegon St/N. Ball Creek Rd. west of the CSX railroad tracks. A proposal was discussed for a sign overlay zoning policy for development sites with multi occupant buildings. Members reviewed several existing sign ordinances from other municipalities in the area. Mr. Lynch from Kent City Auto Parts participated in the discussion. The following points were presented:
  - Business' would only be allowed one freestanding sign on any parcel of land.
  - Freestanding sign would need to be designed with multiple sections to allow each business a portion of the sign.
  - The speed limit on W. Muskegon is 45 mph. and 25 mph on N. Ball Creek.
  - Expansion of the maximum size of freestanding signs would be adjusted to 100 sq. ft. (currently 50 sq. ft. in the C-1 district and 100 sq. ft. in the C-2 district).
  - The sign overlay would effect only the commercial properties in the area contained within W. Muskegon St./N. Ball Creek Rd. west of the CSX railroad tracks.
  - Business' would be allowed a percentage of sign area for a freestanding sign which would be determined by the total of the lineal footage of the front of the building.(i.e. a store with 50% of the lineal frontage of the building would be allowed 50% of the area of a freestanding sign, a store with a 20% of the lineal frontage would allowed 20% of the area of the sign, etc.).
  - Height of sign would be limited to 20 feet/25 feet with a required ground clearance to bottom of sign of 8 feet
  - Add language in the ordinance stating that the developers would be asked to explain how they would allow for the proposed signage requirements at the time of site plan review of the property.

It was the consensus of the members to present the above discussion proposal to the Village council at the regular January 8, 2009 meeting.

5. New Business - None
6. Public comment – None
7. Zoning Administrator Report – No discussion by members.
8. Tom Knauf presented members with information relating to 33 W. Muskegon St. The new owner of the property was inquiring about the process for rezoning property to C-1 Commercial. Existing dwelling would be razed and land developed into gravel parking lot for daycare center to the east. Any expansion of driveway curb cuts would need to be reviewed by MDOT. Mr. Knauf would research the possible need of a site plan review with rezoning requirements.
9. Meeting adjourned by Chairperson Petruska at 9:00 p.m.

Respectfully submitted,

Darrell Rotier, Acting Secretary  
Planning Commission