

**Village of Kent City
Planning Commission Meeting
November 6, 2008**

1. Roll Call – The meeting was called to order at 7:05 pm.
Members Present: Darell Rotier, John Petruska, Hillary Hilbrand, Ed Lain, Rick Merdinzski.
Members Absent: Steve Buckner and Dave Michell.
Others Present: Tom Knauf, Zoning Administrator.
2. Approval of Minutes from October 2 meeting
Motion by Darrell Rotier, 2nd by Rick Merdinzski to approve the October 2, 2008 meeting minutes with no changes.
Vote: Ayes: 5 Nays: 0 Motion Passed
3. Approval of November 6, 2008 agenda with the changes of moving item 7 to item 8 and item 8 to item 9 with the new item 7 as the Planning Commission meeting schedule for 2009.
Motion by Rick Merdinzski 2nd by Ed Lain
Vote: Ayes: 5 Nays: 0 Motion Passed
4. New Business
 - A. Discussion of Sign Ordinance (Chapter 15) and possible changes –
Planning Commission discussed the possibilities for changing the sign ordinance in the C-1 district. Allowing an overlay to enlarge the signs to 100 square ft. instead of the current size of 50 square ft. to help future businesses on W. Muskegon (17 Mile Road) (by the Dollar Store) with multiple buildings/businesses. New changes would exclude downtown Main Street with a possible set back allowance from the road. This possibility would have to be looked into for a set back allowance which Tom Knauf said he would ask for ordinances from other cities/towns and find out if a set back allowance would be possible. Discussion was taped and will be available at a later date. Discussion was then tabled to continue at the next meeting on December 4, 2008.
 - B. Word description of problem to be resolved –
This was added to the meeting agenda because of common questions and confusion of business owners in commercial districts of Kent City that do not for example understand that there is a difference between a permit for a sign and a special sign usage- example why is a gas station a special sign usage permit and a Main Street store just a permit. A store in question is the new parts store in the Dollar Store Mini Mall building. It's wall sign is custom made at 54 square ft. and our ordinance is for only 50 square ft. Where is the line drawn and what businesses are allowed extra space? Could the parts store in fact order a smaller sign to fit in our ordinance without additional cost?

Sign ordinance changes- the commissioners started with and discussed the past and current situation sheet that Tom prepared and distributed.

Item number 1 was left.

Items 2 and 3 were scratched. Item 2 is in reference to the parts store wall sign being 4 ft. bigger than what ordinance allows.

Item 3 It was determined that the Planning Commission does not need to be involved – it was determined that the BZA addresses these issues.

Item 4 is to detail what the special sign usage is versus the permit sign.

Item 5 is to be determined between the store owner and its tenants.

Item 6 was scratched.

Item 7 will continue to monitor garage sale signs and deal with when it is out of hand.

Item 8 what is to be allowed as a non-profit sale. Example Baptist Church Cookie Sale. It was said that signs could be put up one week prior but must be removed that day after. Same goes for Item 9.

5. Public Comment- None
6. Zoning Administrator Report- was mailed with November 6th agenda.
7. 2009 Schedule- It was discussed that the January meeting would fall on January 1st so the meeting was scheduled to be held on Tuesday January 6, 2009. July's meeting was scheduled to be held on Tuesday June 30, 2009. Other than the mentioned changes, the regular meetings will be held on the first Thursday of the month at 7:00 p.m.
8. Commissioner Remarks - None
9. Adjournment – Meeting was adjourned at 9:12 pm.

Respectfully submitted,

Hillary Hilbrand, Secretary
Planning Commission