

Torch Lake Township Planning Commission (PC)

Regular Meeting Agenda

Monday, August 17, 2026

7:00 PM

Community Services Building, Torch Lake Township, Michigan

Please turn off cell phones.

Public Hearing/Public Comment Rules:

Fill out comment card at the back of the room if you wish to speak. Turn into the secretary.

Each member of the public will be given 3 minutes to address the Planning Commission.

Comments should be directed at the Chair.

Please no clapping or cheering.

1. Call to Order
2. Pledge of Allegiance
3. Consideration of Agenda
4. Conflict of Interest
5. Approval of Meeting Minutes from May 18, 2026
6. Public Comment on Agenda Items
7. Correspondence
8. Unfinished Business
9. New Business
 - a. Master Plan Review- Open House Prep
 - b. Signs in the PRD

10. On-Going Reports

1. Zoning Administrator's Report
2. PC Representative to ZBA Report
3. TLT Board Representative on PC Report

11. Public Comment

12. Concerns of Commission

- A. Chair
- B. Members
- C. Consultant

13. Adjournment

Torch Lake Township Planning Commission (PC)

Regular Meeting Agenda

Wednesday, May 18, 2026

7:00 PM

Community Services Building, Torch Lake Township, Michigan

DRAFT MINUTES

Present: Clarke, Walker, Carleton, Petersen, Graves

Absent: none

Others: S. Kopriva

Audience: 6

Recording Secretary: M. Merchant

1. Call to Order-7:01 PM
2. Pledge of Allegiance-recited
3. Consideration of Agenda-approved by consent
4. Conflict of Interest-none
5. Approval of Meeting Minutes from April 20, 2026-with changes. Graves/Petersen 5-0
6. Public Comment-none
7. Correspondence-none
8. Unfinished Business-none
9. New Business-
 - a. **Continued:** SPR 2026-01 Charles Loughrey at 3910 US 31 S, 313-004-00 & 313-004-10 for a restaurant, hotel, and live/work units
Loughrey returns before the PC with a revised plan that focuses on the restaurant and hotel only. Details sited include a 12-seat deli style restaurant and 3 boutique hotel rooms. He gives specifics on exterior lighting, sign detail, trash location, decks, parking, etc. He is currently working with MDOT and the Health Department to meet all requirements. Land Use Permit is in the works. The recently built overhang above the south entrance door is unpermitted and will have to be removed. Loughrey hope to get his site plan approved so that he can obtain his building permit.

PC advises Loughrey that he will need to have all his other permits in order as well before any building permit will be issued.

Motion by Petersen/Graves to approve the site plan dated 5/12/2026 with the exception of the decks on the following conditions:

- 1.) Outside agency permits are required prior to land use permit being issued.
- 2.) A variance or a settlement of the existing violation of the front porch is resolved prior to occupancy.
- 3.) Should the decks be considered, the zoning administrator is in charge of reviewing the deck plan and subsequent landscape. Passes 5-0

b. Master Plan Review

- i. Future Land Use Map-Sara presents new Future Land Use Map that shows boundaries of “environmentally sensitive” areas by parcel. This can help property buyers, homeowners, builders, and the zoning admin to be aware of the possible limitations that a parcel may have. PC discusses development of ag zones and where might be the right place for a denser development within the township. Walker wants to see more evidence that there is a need for housing development. Petersen notes that struggling farmers could benefit from being able to split small portions of their land to develop housing and that our township has a need to attract a younger work force for fields like construction. Continuing to pursue a parks and rec plan. Carleton and Walker mention that they are interested in more discussion on public use of the road ends. They discuss the problems that come with that idea.

- ii. Implementation-Sara will make some changes to the map and bring back next month. PC will decide on a date for another Open House in September.

10. On-Going Reports

1. Zoning Administrator’s Report-none
2. PC Representative to ZBA Report-none
3. TLT Board Representative on PC Report-2 items to be discussed at the Board Meeting: Possible Park and Rec Fund and Short-Term Rentals.

11. Public Comment-none

12. Concerns of Commission

- A. Chair-none
- B. Members-none
- C. Consultant-none

13. Adjournment-Petersen/Graves to adjourn at 8:42 PM. Passes5-0

project memorandum



Date: 08.14.2026

From: Sara Kopriva Schroeder, AICP
To: Torch Lake Planning Commission

Project: August Planning Commission

Master Plan Open House



The second master plan open house has been scheduled for September 21 from 4:30pm to 6pm. Included in the packet are some questions for the open house, at the meeting we will discuss what additional information you would like to receive at the open house. Postcards and advertisements for the open house start to go out this week.

Signs in PDR

In reviewing the sign section of the ordinance, there are no sign regulations for the PDR zoning district. This was brought to light by the new LED sign at Ag-A-Ming. The golf course is the only zoned PDR property in the Township and without any sign regulations in the ordinance, their current signage is considered non-conforming. At this meeting, I'll be looking for input on signage in the PDR zoning district as well as LED signage. I have included the sign section of the ordinance for convenience.

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Suite 101
Ann Arbor, MI 48103

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734.663.6759 fx

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113 Howard Street
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231.347.2523 ph
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Grand Rapids Office
100 Cesar E. Chavez Ave
SW Suite 300
Grand Rapids, MI 49503

616.585.1295 ph

DRAFT Questions

Torch Lake Township
Master Plan and Park Plan Open House
September 21, 2026
4:30-6 pm

1. Which draft action items should be the highest priority for the first 1 to 3 years?
(Place a sticky dot next to your top 2 choices)
2. Are any action items missing, unnecessary, unclear, or lower priority than others?
(Use a sticky note to provide a response)
3. Reviewing the future land use map, what is missing or unclear? (Use a sticky note to provide a response)

Recreation

4. Would you be willing to pay additional property taxes, a millage, special assessment, user fees, donations, or another funding source for specific recreational improvements? (Place a sticky dot)
5. If additional property tax funding were considered, what annual cost per household would feel reasonable? None, less than \$25, \$25 to \$50, \$50 to \$100, more than \$100 (Place a sticky dot)
6. How should the Township identify, protect, regulate, and maintain public road ends while preserving public access and minimizing conflicts?
7. What additional recreational needs do you see for the community?

Torchport

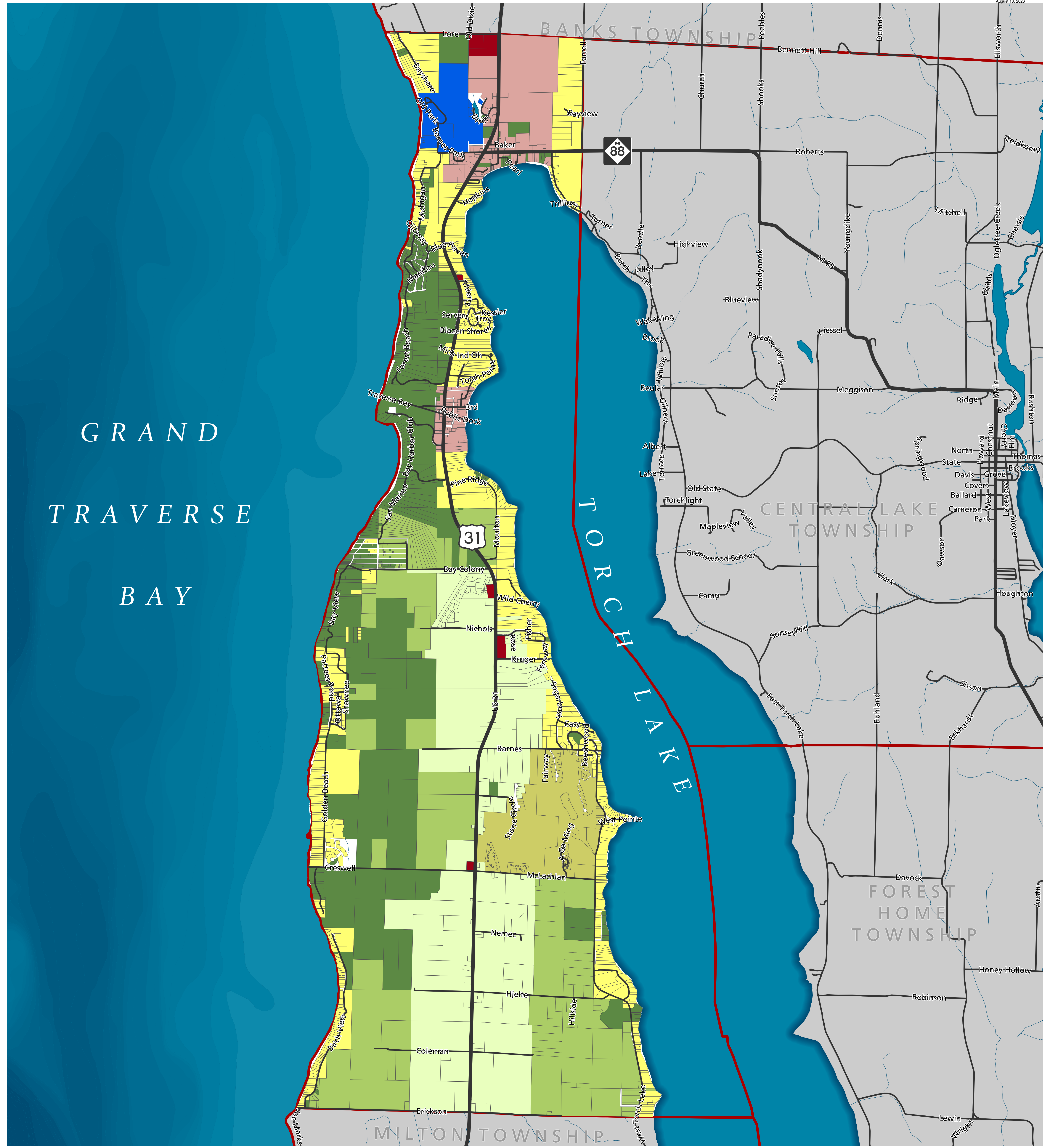
1. What types of land uses would you like to see near the airport?
(Use a sticky note)
2. What types should be limited or reviewed carefully?
(Use a sticky note)

DRAFT Questions

3. What concerns do you have about the increased use of the airport? Keep in mind that the Township cannot regulate the time of day the airport is used or the noise generated from the use of the airport. (Use a sticky note)

Eastport and Torch Lake Village

1. Do you support the draft Commercial / Residential policy direction for Eastport and Torch Lake villages, including neighborhood-scale business, mixed-use development, and additional housing types?
2. What types of businesses, services, civic spaces, or public improvements would help Eastport and Torch Lake villages become places people can stop, gather, and spend time?
3. Should duplexes, triplexes, quadplexes, or other small-scale housing types be considered in Eastport and Torch Lake villages?
4. What zoning or design standards would help new development fit the existing village character?



Future Land Use Draft

Sources: Michigan Open GIS, Antrim County, Torch Lake Township, Michigan EGLE

- Torch Lake Township Boundary
- Agriculture
- Timber
- Recreation
- Recreation / Residential
- Residential
- Commercial / Residential
- Commercial / Industrial
- Environmentally Sensitive*

*This category includes parcels where the combination of high risk erosion areas, critical dunes, and/or wetlands** cover greater than 50% of the parcel.
**Wetlands are originally derived from the 2005 National Wetlands Inventory (NWI) in Michigan. This dataset is periodically updated by EGLE.

1

Miles

Beckett & Raeder, Inc.

Map Date: April 30, 2026

DRAFT V2

Torch Lake Master Plan

Implementation

The culmination of the master plan process is the creation of goals and action items that the local government may use to guide future development. Informed by data collection and analysis, community input, existing conditions, local knowledge from meetings with local officials, and planning best practices, these goals and action items directly correspond to the identified needs and preferences of the local community.

Goals serve as a broad-level framework with which to consider community priorities and action items represent the individual opportunities and steps that can be taken to meet those goals.

Below, the goals for the Township of Torch Lake are described. They are accompanied by various identified action items, each of which are labeled to identify which goal(s) they support, a timeframe for completion, and which parties or partners may be involved in their completion. It is ultimately the responsibility of the local government to implement these changes, and as such, this implementation guide is meant to highlight several opportunities that are available to be pursued by the Township.

Goals Derived from the Master Plan Process

Goals derived from the master plan process are indicative of a community's key priorities in the present-day and in the future. In the Township of Torch Lake, future work or initiatives regarding land use, development, or policy should be approved based on their alignment with these goals. This will help to both maintain and preserve the Township's strengths and encourage the Township to take advantage of opportunities that allow it to better serve its residents. The goals are listed below.

1. **Township Character (TC):** Preserve and protect Torch Lake Township's rural character, natural resources, and agricultural industry.
2. **Recreation (R):** Expand recreational opportunities for year-round, seasonal, and overnight residents that are accessible and compatible with individuals of all ages.
3. **Economic and Community Progress (ECP):** Explore and pursue development opportunities that support and enhance the Township's rural character to foster job growth, housing opportunities, and the local economy.
4. **Intentional Planning (IP):** Bolster local and regional planning efforts to act proactively and be consistently aligned with the identified priorities of the community.

DRAFT V2

Torch Lake Master Plan

Action Items

Table XX: Action Items

Action	Guiding Principle(s)	Timeframe	Involved Partners
Hold a design workshop for Eastport and Torch Lake villages to determine the communities' desire for development in areas.	IP TC	1-3 years	Planning Commission, Township Board, public
Following workshop, review zoning language for villages of Eastport and Torch Lake and update as necessary.	IP TC	3-5 years	Planning Commission, Township Board
Review zoning ordinance to encourage cluster development and/or open space preservation projects.	ECP TC	5-10 years	Planning Commission; Township Board; Antrim County Farmland and Open Space Preservation Board; MDARD
Review the zoning ordinance to further support agriculture uses where appropriate in the Township; designate limited commercial uses as uses in the agricultural district.	ECP TC	3-5 years	Planning Commission; Township Board; MDARD
Consider adding additional housing types (duplex, triplex, quadplex) to zoning ordinance in appropriate locations of the Township, such as the Eastport and Torch Lake Villages.	ECP	5 years	Planning Commission
Identify areas of high-nonmotorized activity in the Township and prioritize investment in nonmotorized infrastructure in those locations.	R	Ongoing	Planning Commission; Antrim County Road Commission; Michigan Department of Transportation
Identify road-ends in the Township. Develop a plan to ensure that they remain publicly accessible, while also properly regulated according to the restrictions set by Public Act 56 of 2012.	TC R	3-5 years	Planning Commission; Township Board
Review the Torchport Airport Approach Plan. Establish an Airport Zoning Ordinance to comply with land use restrictions designated by the Approach Plan.	IP	1-3 years	Planning Commission; Michigan Aeronautics Commission; Torchport Airport Owner(s)
Conduct an annual joint meeting between the Township Board and Planning Commission to review the Action Plan and discuss other planning-related issues.	IP	Ongoing	Planning Commission; Township Board

Article 5 SITE DEVELOPMENT STANDARDS

EXTERIOR LIGHTING ILLUMINATION STANDARDS	
Lighting Location	Maximum Intensity
At any point within the site	10.0 fc
Average for the overall site	5.0 fc
At any property line or right-of-way	5.5 fc

- B. Color Temperature: All exterior lighting shall emit light measuring 4,000 K or warmer (between 0 K and 4,000 K) on the Kelvin scale.

5.4.5 Exterior Lighting Site Standards

- A. Hours of Operation: All exterior lighting shall be equipped with automatic timing devices and shall be shut off if no customers or staff are present between the hours of 10:00 pm and sunrise, except for lighting necessary for security purposes or for uses that continue after 10:00 pm or before sunrise.
- B. Pole Height: The maximum pole height for exterior lighting shall not exceed twenty two (22) feet, or the maximum height of the principal building, whichever is less.
- C. Wall Pack: Wall pack lighting shall be limited to above points of ingress and egress on side and rear facades for security purposes.
- D. Prohibitions: The following light sources and fixtures shall be prohibited:
1. Unshielded luminous tube (neon), fluorescent, or LED lighting used as accent lighting on facades
 2. Metal halide
 3. Mercury vapor
 4. High pressure sodium
 5. Halogen
 6. Animated, flashing, or moving lights
 7. Laser sources of light
 8. Search lights
 9. Tubular lighting

5.5 SIGNS

5.5.1 Intent and Purpose

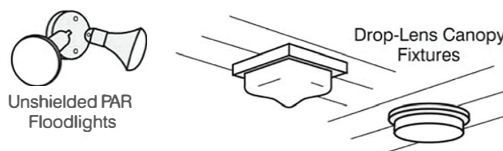
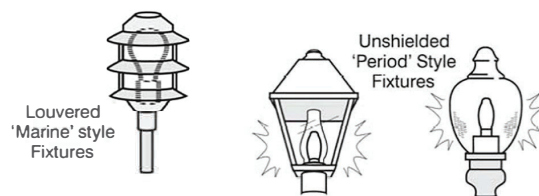
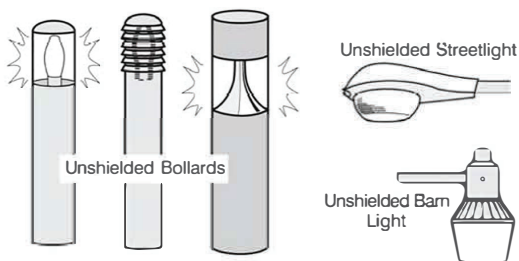
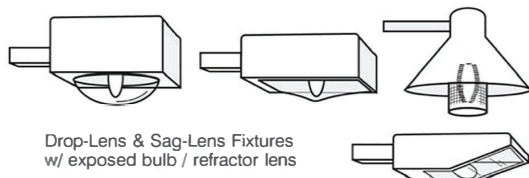
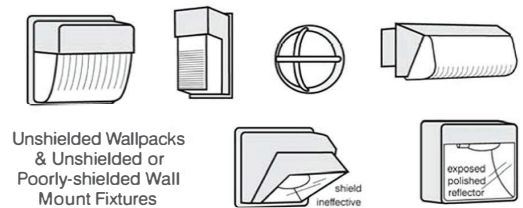
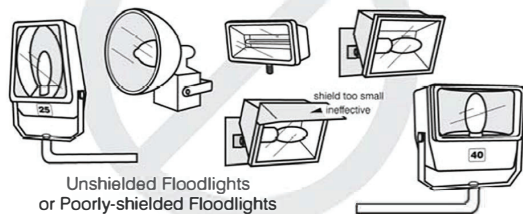
The intent of this Section is to regulate the location, size, construction, and manner of display of signs and outdoor advertising to minimize their harmful effects on the public health, safety, welfare, and traffic safety. While this section recognizes that signs and outdoor advertising are necessary to promote commerce and public information, it also recognizes that the failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business

Article 5 SITE DEVELOPMENT STANDARDS

Examples of Acceptable / Unacceptable Lighting Fixtures

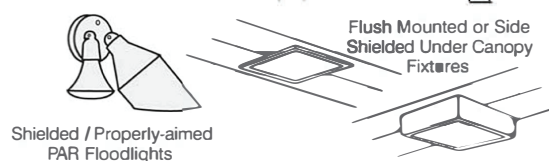
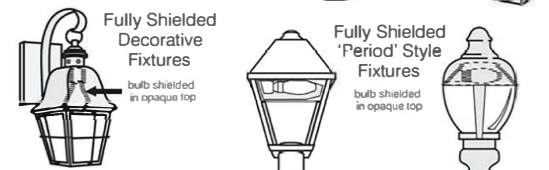
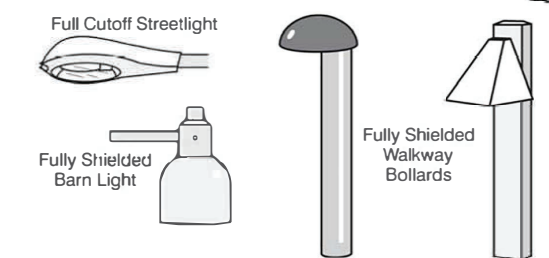
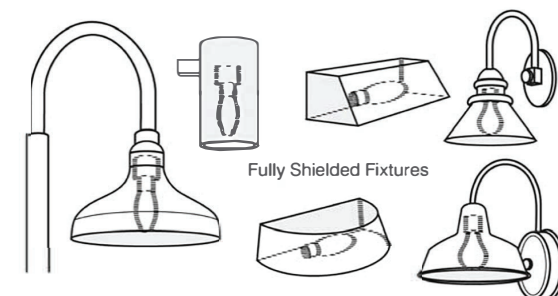
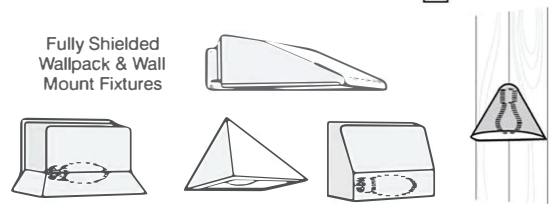
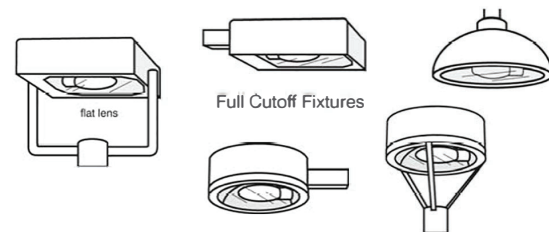
Unacceptable

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin© 2005. Rendered for the Town of Southampton, NY. Used with permission.

Article 5 SITE DEVELOPMENT STANDARDS

and residential areas of the Township, conflicts between different types of land use, and reduction in traffic safety to pedestrians and motorists. To achieve its intended purpose, this section has the following objectives:

- A. To prevent the placement of signs in a manner that will conceal or obscure signs, drivers' vision, or adjacent businesses.
- B. To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products.
- C. To keep signs within a reasonable scale proportional to the buildings they identify.
- D. To reduce visual distractions and obstructions to motorists traveling along, entering, or leaving streets.
- E. To promote a quality manner of display which enhances the scenic and rural character of the Township.
- F. To prevent the proliferation of temporary signs which might promote visual blight.
- G. To promote economic development by allowing a fair opportunity for each property owner to display their message in an attractive and clear way.

5.5.2 General Requirements

- A. Permit Required: Prior to the erection or structural alteration of a sign, a zoning permit shall be secured from the Zoning Administrator for approved uses only. Exceptions to the permit requirements of this subsection shall include the following:
 - 1. Address signs bearing only the property numbers, post box numbers, name of occupants, or other identification of the premises, limited to one (1) per building entrance and two (2) square feet in area.
 - 2. Historical signs designated by the township, or state or federal government.
 - 3. Government signs erected through the authorization of a government body, including street signs, legal notices, informational signs, and regulatory signs.
- B. Design and Condition: All signs and sign structures shall be properly maintained and kept in a good state of repair.
- C. Right-Of-Way: No sign shall be placed in or extend into any public right-of-way.
- D. Clear Vision Area: No sign above three (3) feet shall be placed in any required clear vision area.
- E. Traffic Interference: No sign shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such manner as to interfere with, mislead, confuse, or create a visual impediment or safety hazard to pedestrian or vehicular traffic.
- F. The requirements of this section shall not apply to any sign not visible from a public right-of-way.

Article 5 SITE DEVELOPMENT STANDARDS

5.5.3 Sign Measurements

A. Surface Area:

1. Signs shall not exceed the maximum allowable area permitted in this section for sign type, district or use. When not limited to one (1) sign of a specific type, the maximum area shall be determined by the cumulative total of all the signs of a specific type.
2. The area of a sign shall include the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided it does not contain any lettering, wording, or symbols.
3. Where the sign consists of individual letters, designs, or symbols attached to a structure, building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
4. Signs that consist of, or have attached to them, one or more three-dimensional (3-D) or irregularly-shaped objects, shall have a sign area of the sum of two (2) adjacent vertical sign faces of the smallest cube encompassing the sign or object.
5. Only one (1) face of a double-sided sign will be used to determine the area of the sign.
6. For V-shaped signs, either horizontally or vertically oriented, with interior angles greater than ninety (90°) degrees the sign area is the sum of both sign faces, otherwise the area is the same as for double-sided signs.

B. Height:

1. Sign height shall be measured as the distance from the highest portion of the sign to the mean finished grade at the base of the sign.
2. Clearance for overhead projecting, awning, and canopy/marquee signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
3. The permitted maximum height for all signs is determined by the sign type, zoning district or use in which the sign is located.

5.5.4 Sign Illumination

Internal and external illumination of signs shall be permitted for all signs, except where limited or prohibited in this Section, subject to the following requirements:

- A. All illumination shall be concentrated on the area of the sign or landscape feature and directed or shielded so as to not interfere with the vision of persons on the adjacent streets or adjacent property.
- B. No sign shall be illuminated by other than electrical means or devices, and wiring shall be installed underground in accordance with the National Electrical Code.

Article 5 SITE DEVELOPMENT STANDARDS

- C. All illumination shall emit light measuring three thousand degrees Kelvin (3,000 K) or warmer (between 0 K and 3,000 K) on the Kelvin scale and shall not exceed eight hundred (800) lumens.
- D. Internally illuminated signs shall have a dark background and light lettering.
- E. No sign shall include reflective materials.
- F. A sign incorporating an electronic message sign shall be considered an illuminated sign.

5.5.5 Prohibited Signs

The following signs shall be prohibited:

- A. Signs incorporating any manner of flashing, strobe, or moving lights, with the exception of approved electronic message signs.
- B. Animated Signs: A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:
 - 1. Environmentally Activated: Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, feather flags, and/or other devices or displays that respond to naturally occurring external motivation.
 - 2. Mechanically Activated: Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
 - 3. Flashing: Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds one (1) hour. This prohibition shall not apply to permitted electronic message signs.
- C. Signs on park-type benches, trees, or utility poles.
- D. Abandoned signs.
- E. Inflatable signs.
- F. Roof signs.
- G. Pole- or pylon-mounted signs, except those associated with the installation of an approved billboard sign.
- H. Portable and vehicle signs parked primarily for the purpose of attracting attention to the message contained within, unless no other part of the site is available for parking.
- I. Any sign unlawfully installed, erected, or maintained.
- J. Signs that completely block the view of other signs.

Article 5 SITE DEVELOPMENT STANDARDS

- K. Any additional signage for a business that has an existing nonconforming sign.

5.5.6 Nonconforming Signs

A nonconforming sign may be continued and shall be maintained in good condition, including replacement faces, but it shall not be:

- A. Expanded, altered or changed from a manual changeable letter sign to electronic changeable copy sign so as to increase the degree of nonconformity of the sign.
- B. Re-established after its discontinuance for one hundred eighty (180) days.
- C. Continued in use after cessation or change of the business or activity to which the sign pertains.
- D. Re-established after damage or destruction if the estimated cost of reconstruction exceeds fifty (50%) percent of the appraised replacement cost, as determined by the Zoning Administrator.

5.5.7 Removal Of Unsafe, Unlawful, or Abandoned Signs

A. Unsafe or Unlawful Signs:

- 1. Upon written notice by Zoning Administrator, the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe, is in danger of falling, it becomes so deteriorated that it is determined by the Zoning Administrator to be a nuisance, it is deemed unsafe by Zoning Administrator, or it is unlawfully erected in violation of any of the provisions of this Ordinance.
- 2. The Township may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event the owner or the person or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

B. Abandoned Signs:

- 1. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove that sign within one hundred eighty (180) days of the sign becoming abandoned as defined in this Ordinance. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting or bracing structure, and structural trim.
- 2. Where the owner of the property on which an abandoned sign is located fails to remove such sign in one hundred (180) days the Township may remove that sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, the Township may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

Article 5 SITE DEVELOPMENT STANDARDS

5.5.8 Permit Application & Approval Process

- A. Application and Approval: Application forms for a zoning permit to erect, alter, or move a sign shall contain or have attached to it the following information at a minimum:
1. Name, mailing address, email address, and telephone number of the applicant.
 2. Location of building, structure, or lot to which or upon which the sign or other advertising structure is to be attached or erected.
 3. If proposed to be attached to a building, its proposed location on the building and planned building height.
 4. A plot plan with dimensions of the sign, location on the lot, illumination source and method of construction and attachment to the building or placement in the ground.
 5. Name of person, firm, or corporation erecting the sign.
 6. Written consent of the owner of the building, structure, or lot to which or upon which the sign is to be erected.
 7. Other information as the Zoning Administrator may require establishing compliance with this Section.
 8. For temporary signs, the specific start and end dates that the sign is to be displayed.
- B. It shall be the duty of the Zoning Administrator, upon the filing of an application for a zoning permit for a sign, to examine the plans and specifications, and other data, and the premises upon which it is proposed to erect the sign.
- C. Revocation and Extensions of Sign Permits:
1. Any sign or other advertising structure regulated by this Ordinance, which is unsafe or insecure, is a menace to the public, has been constructed or erected, or is otherwise not in compliance with this Ordinance shall be a violation of this Ordinance.
 2. If the work associated with a sign authorized under a zoning permit is not completed within one (1) year after the date of issuance, the permit shall become null and void. However, the Zoning Administrator may grant a three (3) month extension without an additional fee if the extension is requested prior to the time the original zoning permit expires.

Article 5 SITE DEVELOPMENT STANDARDS

5.5.9 Freestanding Signs

FREESTANDING SIGN STANDARDS					
Definition			Example (for illustrative purposes only)		
A sign supported by structures or supports that are placed on, or anchored in, the ground, and that is independent and detached from any building or other structure.					
General Regulations					
A. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme. B. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, right-of-way, or other areas required to remain unobstructed. C. Freestanding signs shall be located ½ the distance of the required front setback and not in the side setback.					
District	Max. Area (total for type)	Max. Height	Max. Quantity (for type)	Limitations	Permit Required
T	–	–	–	Not permitted	–
A	20 sq ft	8 ft	1 / parcel	Illumination prohibited Min. 10 ft setback from ROW	Yes
R-1	10 sq ft	8 ft	1 / parcel	Illumination prohibited Min. 10 ft setback from ROW	Yes
R-2	10 sq ft	8 ft	1 / parcel	Illumination prohibited Min. 10 ft setback from ROW	Yes
V	50 sq ft	10 ft	1 / parcel	Min. 10 ft setback from ROW	Yes
C	50 sq ft	10 ft	1 / parcel	Min. 10 ft setback from ROW	Yes

Article 5 SITE DEVELOPMENT STANDARDS

5.5.10 Wall Signs

WALL SIGN STANDARDS					
Definition			Example (for illustrative purposes only)		
A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign. Also known as a fascia sign, parallel wall sign, or band sign. General Regulations A. No portion of a wall sign shall extend out more than twelve (12) inches from the building wall on which it is affixed.					
District	Max. Area (total for type)	Max. Height	Max. Quantity (for type)	Limitations	Permit Required
T	20% of façade, not to exceed 25 sq ft	12 ft	n/a	Illumination prohibited	Yes
A	20% of façade, not to exceed 25 sq ft	12 ft	n/a	Illumination prohibited	Yes
R-1	20% of façade, not to exceed 25 sq ft	12 ft	n/a	Illumination prohibited	Yes
R-2	20% of façade, not to exceed 25 sq ft	12 ft	n/a	Illumination prohibited	Yes
V	20% of façade, not to exceed 25 sq ft	12 ft	n/a		Yes
C	20% of façade, not to exceed 25 sq ft	12 ft	n/a		Yes

Article 5 SITE DEVELOPMENT STANDARDS

5.5.11 Small Temporary Signs

SMALL TEMPORARY SIGN STANDARDS					
Definition			Example (for illustrative purposes only)		
A type of non-permanent sign that is located on private property that can be displayed for a limited duration of time and is not intended to be a permanent display.					
General Regulations					
A. Small temporary signs shall not reduce the unobstructed width of any sidewalk or pedestrian path by less than 4 feet.					
B. Illumination shall be prohibited					
C. A small temporary sign shall not be placed in any rights-of-way.					
District	Max. Area (total for type)	Max. Height	Max. Quantity (for type)	Limitations	Permit Required
T	8 sq ft	4 ft	–	Illumination prohibited	No
A	8 sq ft	4 ft	–	Illumination prohibited	No
R-1	8 sq ft	4 ft	–	Illumination prohibited	No
R-2	8 sq ft	4 ft	–	Illumination prohibited	No
V	8 sq ft	4 ft	–	Illumination prohibited	No
C	8 sq ft	4 ft	–	Illumination prohibited	No
WF	8 sq ft	4 ft	–	Illumination prohibited	No
VB	8 sq ft	6 ft	–	Illumination prohibited	No

5.6 STORMWATER MANAGEMENT

The property owner of any property which is changed or developed in any manner, shall be required to manage the stormwater such that the post-development runoff shall not increase the quantity, rate or velocity of stormwater leaving the property above the pre-development or natural conditions levels and shall not cause erosion. Stormwater drainage in excess of natural conditions shall be retained on site. This provision may require stormwater retention ponds where appropriate. An exception may be made for water leaving the site via an adequately sized existing stormwater ditch, stormwater pipe or through other stormwater facilities that will be developed at the same time as the proposed new use. Stormwater management efforts shall be consistent with the provisions of the Antrim County Uniform Stormwater Management Ordinance. In the case of conflicting regulations, between this Ordinance and the Antrim County Uniform Stormwater Management Ordinance, the more stringent of the two shall apply. Written approval from the Michigan Department of Transportation (MDOT) shall be required for an additional site run-off directed into a state trunkline ditch.