

Village of Decatur
Planning Commission Regular Meeting Minutes
Thursday, September 22, 2022, at 1:00 P.M
Village Hall, 114 N. Phelps Street
Decatur, MI 49045

I. **Call to Order**

Rex called the meeting to order at 1:00 p.m.

II. **Pledge of Allegiance**

III. **Roll Call**

Trustee Mike Verran, Commission Member Janet Moelaart, Cindy Pachner, Pat Muscovalley (excused), Chairman Blaine Rex, Village Manager Tapper, Village Planner Rebecca Harvey.

Village Manager Tapper, noted Commission member Patricia Muscovalley did submit resignation letter. It should be noted Muscovalley did indicate her door would be open to returning.

IV. **Public Comment**

Tom Creagan was in attendance.

V. **Approval of Agenda**

Moelaart offered a motion with support from Pachner to approve the amended agenda for September 22, 2022, as presented, motion passed 4-0.

VI. **Approval of Minutes**

Moelaart offered a motion with support from Verran to approve the meeting minutes from August 25, 2022, as presented, motion passed 4-0.

VII. **Public Hearing**

Moelaart offered a motion with support from Pachner to close the regular session at 1:07 P.M and enter into a public hearing to receive comments regarding amendments to Section 20 – Signage, of the Village Zoning Ordinance to amend the sign standards regarding sign size (Table 8-4); prohibited sign (Section I.) sign setbacks and height requirements (Section J.)

and sign illumination (Section K.), motion passed 4-0.

Village Planner, Rebecca Harvey provide the PC Members with a finding of facts report. It should be noted that the report was provided within the agenda memo.

Let the record show, no public comment was offered or received.

Moelaart offered a motion with support from Verran to close the public hearing at 1:29 and re-enter the regular, motion passed 4-0.

Rex offered a motion with support from Verran to approve the following text amendment of Sec 42-9 Definitions of the Village of Decatur Zoning Ordinance and add the following definition;

Changeable Copy Sign means a sign on which the message is changed manually or automatically through the use of electronic display technology

amendment of Sec 42-183 Signage of the Village of Decatur Zoning Ordinance and add the following definition;

(m) any allowed sign may include a manual or electronic changeable copy sign as a special land use, subject to compliance with the following requirement;

(1) The area of a changeable copy sign shall be included in the maximum sign area limitation. The area of changeable copy sign shall not exceed 50 percent of the maximum allowed sign area. Only one changeable copy sign shall be allowed per lot.

(2) A changeable copy sign shall not change its message more frequently than once every 12 seconds.

(3) The message of a changeable copy sign shall, when changing, appear only in its entirety. The message shall not appear to flash, move from the center of the center of sign outward, move from the corners of the sign inward or demonstrate any other unusual movement, oscillation or method of appearance.

(4) A changeable copy sign shall not display full white copy between sunset and sunrise and otherwise shall not feature a brightness level deemed to be distraction on injurious to the vision of motorists, as determined by the village. The changeable copy sign shall be equipped with an ambient light sensor to regulate sign brightness.

Rex offered a motion with support from Verran to close the regular session at 1:36 P.M and enter into a public hearing to receive comments regarding amendment to Article 2 – Definitions, of the Village Zoning Ordinance, to add definitions for Child Care Facility along with amendment toe Article 5, Sec 8 – Land Use and Base Zoning District Table, motion passed 4-0.

Village Planner, Rebecca Harvey provide the PC Members with a finding of facts report. It should be noted that the report was provided within the agenda memo.

Let the record show, no public comment was offered or received.

Rex offered a motion with support from Moelaart to close the public hearing at 1:59 P.M. and return to the regular session of the meeting, motion passed 4-0.

Verran offered a motion with support from Pachner to approve the following text amendment;

An amendment to Section 42-9. – Definitions of the Village of Decatur Zoning Ordinance, so as to add the following definition:

Care Home means a facility, including rest and nursing homes, convalescent homes and homes for the aged, established to render nursing care for chronic or convalescent patients but excludes facilities for care of active or violent patients such as feeble-minded or mental patients, epileptics, alcoholics, senile psychotics, or drug addicts.

An amendment of Section 42-91. – Land Use and Base Zoning District Table so as to add the following;

'Care Homes' as a Special Land Use ('S') in the R-2 District.

motion passed 4-0.

VIII. **Unfinished Business**

Village Manager Tapper, to discuss the Master Plan updates with both Decatur and Hamilton Township Supervisors.

Village Manager Tapper reported the Village Council was asking the Planning Commission to review the Parking Ordinance along with Ordinance 184. Both Ordinances are in need of review. The reports were provided to the PC in the agenda packet.

IX. **New Business**

None

X. **Planning Commission Comments**

XI. **Adjournment**

Pachner offered a motion with support from Moelaart to adjourn the meeting at 2:18 p.m., motion passed 4-0.

Minutes submitted by: Shantel Pentland, Administrative Assistant