

Approved 6/1/17

**City of Keego Harbor**  
**Special Planning Commission Meeting**  
**Thursday, May 11, 2017 at 7:00 PM**  
2025 Beechmont St.  
Keego Harbor, MI 48320

**CALL TO ORDER:** Chairman Santia called the meeting to order at 7:06 p.m.

**ROLL CALL**

**PRESENT**

Chairman Gino Santia, Vice Chairman Karen Meabrod, Commissioner Lisa McCarthy, Commissioner Sherry Ash, Commissioner Theresa Shimansky, Commissioner Sarah Plumer and Commissioner Joel Yoder

**STAFF PRESENT:** City Planner James Sabo, Interim City Manager Linda Voll

**APPROVAL OF MINUTES**

- March 9, 2017

Discussion of who is liable regarding the bridge at 1700 Cass Lake Road. Manager Voll stated that she spoke with Attorney Tom Ryan. Mr. Ryan told her that the bridge is part of Magnolia's building. Therefore, the city of Keego Harbor will not be liable.

Motion by Vice Chairman Meabrod to approve the meeting minutes for March 9, 2017; seconded by Commissioner Plumer

Ayes: 7

Absent: 0

MOTION CARRIED

- April 6, 2017

Motion by Commissioner Plumer to approve the meeting minutes for April 6, 2017; seconded by Commissioner Yoder

Ayes: 7

Absent: 0

MOTION CARRIED

**PUBLIC COMMENTS**

- No one addressed the Commissioners

**NEW BUSINESS**

- **Public Hearing perimeter lighting sign ordinance text amendment**

Planner Sabo read the following out loud.

The proposed Outline Tubing Section 14.07 proposed amendments are here:

Outline Tubing (Neon) **Perimeter Outline Lighting or Tubing (Neon, LED, or similar illumination)**

a. Outline Tubing signs may be permitted by the Planning Commission subject to the following:

1. May be used to provide back lighting where the neon **perimeter outline** tubing is fully obscured by opaque lettering or characters;
2. Outline tubing may be permitted where the proposed sign is in character with the type of use;
3. Outline tubing may be permitted where the proposed sign has significant historical references;
4. May not be used to outline the perimeter of a **storefront display window, doorway, sign, or any other similar entry feature, window, or sign.**

Planner Sabo and the Planning Commission discussed amendments to section 14.07. First, Perimeter Outline Lighting or Tubing (Neon, LED, or similar

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illumination) instead of starting with Outline Tubing. Second, is to add 5, restrict lighting only to the hours that the business is open.

Open to the Public for Comment: John Newberry, 1723 Beechcroft, how does this effect existing business's already out?

Planner Sabo stated Council needs to clarify regulations and be more specific going forward. Use the definition of a sign when talking to the current businesses. Manager Voll indicated letters were sent out to existing property owners and business owners regarding the signage and lighting. Complaints were received from residents. The letters have a compliance date, if not complied by that date, a ticket will be issued by the Code Enforcement Officer.

The next step is to have City Council approve the amendments added tonight.

Closed to public comments

Motion by Vice Chairman Meabrod to approve and recommend the Perimeter Lighting Sign Ordinance Text Amendments to City Council by the Planning Commission; seconded by Commissioner Shimansky

**Perimeter Outline Lighting or Tubing (Neon, LED, or similar illumination)**

- a. Outline Tubing signs may be permitted by the Planning Commission subject to the following:
1. May be used to provide back lighting where the **perimeter outline** tubing is fully obscured by opaque lettering or characters;
  2. Outline tubing may be permitted where the proposed sign is in character with the type of use;
  3. Outline tubing may be permitted where the proposed sign has significant historical references;
  4. May not be used to outline the perimeter of a **storefront display window, doorway, sign, or any other similar entry feature, window, or sign.**
  5. **Restrict lighting only to the hours that the business is open.**

Ayes: 7

Absent: 0

MOTION CARRIED

• **2094 Cass Lake Road psychic sign rendering review**

Applicant, Ava Avendenos, submitted sign rendering which was approved by Planning Commission. However, her current sign does not match the approved rendering. Planner Sabo explained that an 80 square foot sign is permitted. Ms Avendenos said her current sign is less than 80 square feet. Although the original rendering and current sign do not match, the sign is still under the required 80 square feet.

Open to the Public for Comment: No one addressed the Commissioners

Motion by Commissioner McCarthy to approve the current sign at 2094 Cass Lake Road; seconded by Commissioner Plumer

Ayes: 7

Absent: 0

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• **2907 Orchard Lake Road restaurant and drive thru**

Norm Koza presented new site review based on past meetings with Planning Commission and Zoning Board of Appeals and he would like approval for the following..

1. Compliance with Section 15.01 Exterior Lighting, provide lighting plan and photometric plan for parking areas and general site lighting.
2. Compliance with Section 15.23 Landscape Requirements, 19 trees for mix of landscape, deciduous and ornamental trees.
3. Compliance with Section 15.23 Landscape Adjacent to Roads, 14 deciduous trees and 80 shrubs required.
4. Compliance with Section 9.02(h) Drive through restaurant, hours of operation for C-2 General Business 6:00AM to 11:00PM only.
5. Compliance with all City of Keego Harbor business licensing and registration regulations.

Planning Commissioners, Planner Sabo and Mr. Koza had short discussion about the drive thru hours, signs and landscaping. Mr. Koza brought in full color renderings of the sign and the landscape plan.

Open to the Public for Comment: No one addressed the Commissioners

Motion by Commissioner Plumer to approve revised site plan for 2907 Orchard Lake Road as the plan appears to meet the ordinance compliance standards, subject to the following conditions; seconded by Commissioner Shimansky

1. Compliance with Section 15.01 Exterior Lighting, provide lighting plan and photometric plan for parking areas and general site lighting.
2. Compliance with Section 15.23 Landscape Requirements, 19 trees for mix of landscape, deciduous and ornamental trees.
3. Compliance with Section 15.23 Landscape Adjacent to Roads, 14 deciduous trees and 80 shrubs required.
4. Compliance with Section 9.02(h) Drive through restaurant, hours of operation for C-2 General Business 6:00AM to 11:00PM only.
5. Compliance with all City of Keego Harbor business licensing and registration regulations.

Ayes: 7

Absent: 0

MOTION CARRIED

• **1700 Cass Lake Road bridge design and discussion**

Applicant asked that this item to be moved to the June 1, 2017 Planning Commission Meeting.

Open to the Public for Comment: No one addressed the Commissioners

Motion Commissioner Yoder to postpone 1700 Cass Lake Road Bridge Design and discussion by; seconded by Commissioner Plumer

Ayes: 7

Absent: 0

MOTION CARRIED

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- **Master Plan May 4th meeting recap**

Planner Sabo indicated that 42 plus residents came to the meeting. Residents broke up into small groups to make a list of what the pros and cons about Keego Harbor. The lists were read aloud by one person from each group. Some pros were walkable, lake access and swim sites, city events, elementary school and playground, small town feeling, Police Department, parks and ponds, boat launch, low taxes, community groups and great relationships with local businesses. Some cons were not enough diversity of business's, need residential parking, need speed bumps, better property maintenance on houses, need a grocery store, hire another DPW employee, speed limit too high on Cass Lake Road

Next the groups had to draw on a postcard of what they hope Keego Harbor will look like in 40 years. Every postcard revolved around Dollar Lake and developing business around the lake. The next meeting will be on Tuesday May 23rd at 6:00pm.

Open to the Public for Comment: No one addressed the Commissioners

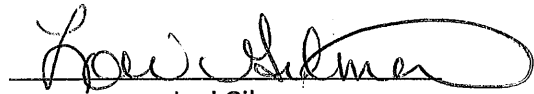
**ADJOURNMENT**

Being no further business Chairman Santia adjourned the Planning Commission Meeting at 8:15pm.



Gino Santia

Planning Commission Chairman



Lori Gilman

City of Keego Harbor, Deputy Clerk