

As Recommended by Planning Commission on 10/25/11
Changes from current text of zoning ordinance are
in bold type and underlined

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids,
held in the Township Hall, 1836 East Beltline Avenue, N.E., within the Township, on the
15th day of November, 2011, at 7:00 p.m.

PRESENT: Afendoulis, DeVries, Hulbert, Merchant, Robinette, Van Popering
ABSENT: ROTH

The following Ordinance was offered by Member Van Popering and seconded by
Member Merchant.

ORDINANCE NO. 484

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
THE CHARTER TOWNSHIP OF GRAND RAPIDS

[Alterations of Nonconforming Signs]

THE CHARTER TOWNSHIP OF GRAND RAPIDS ORDAINS:

Section 1. Definition – Advertising Area. Section 30.2 of the Zoning Ordinance of
the Charter Township of Grand Rapids is hereby amended by the addition of the following term
and related definition:

**Advertising Area. The actual total exterior surface area of a sign that is
used, or that could be used, for advertising and/or identification purposes.**

Section 2. Alteration of Nonconforming Signs. Section 30.16.2 of the Zoning
Ordinance of the Charter Township of Grand Rapids is hereby amended so as to read in its
entirety as follows:

2. Alteration/Repair. Nonconforming signs may not be altered (see definition of "alteration," Section 30.2), expanded, enlarged, extended, or repaired, without being brought into full compliance with all applicable regulations under this Chapter, except as expressly provided by this subsection.
- a. A nonconforming sign may be diminished in size or dimension without jeopardizing the privilege of nonconforming use. As with conforming signs, a change solely in the wording of the copy of a nonconforming sign shall not constitute an alteration for purposes of this Chapter, unless the result of the change would cause the sign to be reclassified to a type of sign subject to different or more restrictive regulation.
 - b. Routine repair to maintain a nonconforming sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of this Chapter and so as to continue the useful life of the sign shall not constitute an alteration for purposes of this Chapter, unless the estimated cost of repair exceeds 50% of the appraised replacement cost of the entire sign prior to the repair, as determined by the Township. If the estimated cost of repair exceeds 50% of that appraised replacement cost, the right to continue using the nonconforming sign shall thereupon terminate and the sign shall be brought into full compliance with all applicable provisions and requirements of this Chapter prior to further use.
 - c. The Planning Commission may permit an alteration of a nonconforming sign that may include an increase in the sign's advertising area if the alteration includes other changes which cause the sign to be more conforming or which result in other improvements in the sign and/or the sign structure, or in improvements in other signs on the same parcel of land.
 - (i) In considering whether to approve an alteration under this subsection, the Planning Commission shall consider the following:
 - (A) Whether and to what extent the alteration would reduce the total height or other dimension(s) of the sign;
 - (B) Whether the alteration would replace a pole sign with a sign having a monument base;
 - (C) Whether the alteration would eliminate nonconforming features of the sign;
 - (D) Whether the alteration would include sign changes that would lessen the potential for distraction of motor vehicle drivers; and
 - (E) Whether the alteration would take place in conjunction with other signage improvements on the same parcel of land,

including but not limited to, the removal of another sign or signs, the reduction in the height, area or other dimension of another sign or signs, increasing the setback of another sign or signs or other improvements in existing signage.

(F) Whether the alteration would result in other significant improvements in the sign that is proposed to be altered, or as to another sign or signs located on the same parcel of land.

(ii) An applicant seeking such approval shall file an application, together with the required fee and zoning escrow deposit. The application shall include a detailed site plan that complies with Section 30.6.2.a.i. The site plan shall provide the information required by Section 30.6.2.a.i for each existing and proposed sign on the same parcel of land, except as to any matters that the Planning Commission determines are not necessary for the making of a decision on the application.

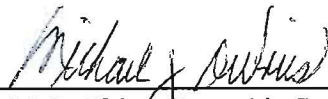
(iii) The Planning Commission shall consider and make a decision to approve, deny or approve with conditions a proposed alteration of a nonconforming sign at a public meeting, though a public hearing shall not be required unless the Planning Commission determines to do so. In such a case, the notice given for a public hearing on the application shall be the same as that required by this ordinance for consideration of a special land use.

- d. In no event shall the alteration of a nonconforming sign result in an increase in the nature or degree of any aspect of the sign's nonconformity, except to the extent permitted, if at all, by the Planning Commission under the procedures specified in subparagraph (c).

Section 3. Publication; Effective Date. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation in the Township.

AYES: Afendoulis, DeVries, Hulbert, Merchant, Robine He,
NAYS: NONE Van Popering

ORDINANCE DECLARED ADOPTED.



Michael J. DeVries, Township Supervisor



Janice K. Hulbert, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.



Janice K. Hulbert, Township Clerk

First Reading: November 1, 2011

Second Reading: November 15, 2011

Ordinance becomes effective: December 6, 2011