

# Village of Bellaire

## PLANNING COMMISSION

**Commissioners: Dan Bennett, Butch Dewey, Bill Drollinger, Fred Harris, and Don Seman**

### PLANNING COMMISSION MEETING MINUTES

August 2, 2016

5:00 p.m.

1. **Call to Order:** Chairman Drollinger called the meeting to order at 5:00 p.m.
2. **Roll Call Attendance:**
  - Present:** Chairman Drollinger, Dan Bennett, Butch Dewey, Fred Harris and Don Seman
  - Absent:** None
  - Staff Present:** Lori Luckett, Zoning Administrator
  - Also Present:** None
3. **Public Comments:** None presented.
4. **Approval of Minutes:** The minutes of the July 12, 2016 Special Meeting were approved.
  - Motion by Commissioner Harris, seconded by Commissioner Dewey, to approve the minutes of the July 12, 2016 Special Meeting as written. Motion carried by unanimous voice vote.**
5. **New Business:** None presented.
6. **Unfinished Business:**
  - Sign Ordinance:** The Planning Commission continued its review of the sign ordinance as requested by the Village Council. Zoning Administrator Luckett explained that she had received a request to allow an auto repair trailer to be used as an off premise sign. The business owner is working with Chain O Lakes Auto Body to repair hail damaged vehicles. Zoning Administrator Luckett reported that she had told the gentleman that his proposed sign, his trailer, well exceeded the sign size limits for permanent and temporary signs in the Commercial district. Those limits are 32 square feet for a permanent sign and 24 square feet for temporary. The owner asked about the U-Hauls and that they were the same thing. The trailer is 8 ½ feet by 24 feet and is effectively a billboard. The trailer would be off premise to direct people back to the business. The owner said that he puts notices on Facebook, but his vehicle and trailer are his advertising. Zoning Administrator Luckett indicated that the trailer is considered a portable sign. Portable signs are prohibited except where allowed for in the sign section or where approved by the Planning Commission as meeting a special purpose and/or being appropriate for a particular need. She noted the specific reference in the sign ordinance to portable sandwich board signs being a certain size. There was discussion about the trailer being left attached to the vehicle and whether it made a difference. Chairman Drollinger does not believe that mobile trucks and trailers are considered signs. Zoning Administrator Luckett explained that two years prior she had filled out a certification required by MDOT for the Shanty Creek sign on M-88. This could also require a permit from

MDOT. Chairman Drollinger recalled that in the past truck drivers have parked their trailers in the grocery store parking lot overnight and driven their tractors home. He wondered whether those trailers were signs? How should those be treated? Zoning Administrator Luckett suggested that clearly the intention of this owner is to attract business; those who park their trailers in a site and drive home are not intending to promote business. She then read the definition of sign for the Planning Commissioners. Commissioner Harris stated that there was a distinction, this trailer is intended to draw business to a different location, the others are just parking close to their house; it's just circumstance. There was brief discussion about the where the repairs would or could be made. The Planning Commission members agreed that a trailer parked off site, being used to bring business in, is a sign. Chairman Drollinger stated that he would like to see what other municipalities do in this situation. Commissioner Bennett stated that this trailer is used as a sign to bring business in; there is enough room behind Chain O Lakes Auto to park if he needs a place to park. Commissioner Harris said that the proposal is subject to the sign ordinance because it is a sign. Temporary signs that meet the zoning may be an option. There was brief discussion of the U-Hauls for rent and whether they were signs. It was noted that the U-Hauls are not directing business to another site. This raises a question about mobile property and businesses that travel to sites. Chairman Drollinger also noted that vehicle graphics that are being used on many public service vehicles. Zoning Administrator Luckett indicated that she will check with MDOT and will discuss her zoning interpretation with legal counsel. Given the size of the trailer, it is a billboard. She indicated that she had told the owner that she did not believe it was allowed under the current ordinance. Commissioners wondered where the service would be provided and how this compared to mobile windshield repair businesses. Chairman Drollinger would like to discuss vehicle graphics with local business owners during the sign ordinance work session.

**7. Correspondence/Reports**

**a) Zoning Administrator's Report**

Zoning Administrator Luckett provided a written report of the permits issued since the May 3, 2016 meeting. She also indicated that she had received notice of the DEQ permit for the pontoon livery.

**8. Adjournment: Meeting adjourned at 5:26 p.m.**

Minutes compiled by:  
Lori Luckett, Zoning Administrator & Recording Secretary  
Minutes are subject to approval.

Approved: \_\_\_\_\_  
William Drollinger, Chairman

Date: \_\_\_\_\_