

**VILLAGE OF EMPIRE
PLANNING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 3, 2023, AT 7 PM
EMPIRE TOWNSHIP HALL
10088 W. FRONT STREET**

CALL MEETING TO ORDER

ROLL CALL

APPROVAL OF MINUTES –Regular Meeting 09/05/2023

TREASURER’S REPORT

ADDITIONS OR CHANGES TO THE AGENDA

CONFLICT OF INTEREST

CORRESPONDENCE

PUBLIC COMMENT

ZONING ADMINISTRATOR'S REPORT

UNFINISHED BUSINESS

1. Sign Ordinance No. 142
2. Recreation Plan

NEW BUSINESS

COMMITTEE REPORTS

PUBLIC COMMENT

PLANNING COMMISSION MEMBERS AND CHAIRPERSON COMMENTS

ADJOURNMENT

Persons with questions or individuals with disabilities requiring auxiliary aids or services to effectively participate in the meeting should contact the Village of Empire Office at (231) 326-5466, PO Box 253, Empire, MI 49630, or at deputyclerk@villageofempire.com.

**EMPIRE VILLAGE PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 5, 2023**

The Empire Village Planning Commission held a regular meeting on Tuesday, September 5, 2023, in the Empire Township Hall.

Schous opened the meeting at 7:00 PM.

ROLL CALL –Bacon, Chase, Collins, Ellibee, Schous, Stepanek present. Deering absent.

APPROVAL OF MINUTES – Motion by Bacon, supported by Chase to approve June 6, 2023, regular meeting minutes as presented. AYES: 7, NO: 0. MOTION PASSED.

ADDITIONS/CHANGES TO THE AGENDA – None.

CONFLICT OF INTEREST – None.

TREASURERS REPORT – Chase summarized the revenue and expenditure report month ending 07/31/2023. 13% of the planning commission budget has been used to date.

ZONING ADMINISTRATORS REPORT – The June, July and August 2023 Zoning Administrator Reports were received.

PUBLIC COMMENTS & CORRESPONDENCE – Correspondence was received from the Empire Township with a notice to amend the townships master plan and a summary of proposed changes.

UNFINISHED BUSINESS

Sign Ordinance No. 142

Collins brought up a possible conflict in the Commercial Residential district, only allowing for 4 signs. Members discussed situations that may occur in the future for the need of a variance. Members will be given another month to review and comment on the current draft before agreeing to send it to the attorney. Strikeouts to remain in the draft as it goes to the attorney. Village Council is the process of sending out RFPs to fill the vacancy of the village attorney position. Language should be changed from C/R to Gateway/Front Street Corridor in the document.

NEW BUSINESS

RESCHEDULE NOVEMBER REGULAR MEETING

Acton will work on reserving the Empire Township Hall to reschedule the November meeting. November 8th works for pc members.

PROCESS OF UPDATING THE RECREATION PLAN

Commissioners will go over the current plan and come back with proposed changes and perhaps questions that will be ideal for public input. Bacon will contact MSU regarding preparing a survey.

PLANNING FOR MASTER PLAN UPDATE

Bacon explained the necessary steps for an amendment and discussed the MSU Extension checklist. The Master Plan should be done in 2024.

REDEVELOPMENT READY STATUS UPDATE

Acton contacted MDEC about next steps. MEDC will be reaching out about what needs to be done next.

COMMITTEE REPORTS –

Bacon gave updates on the Wastewater Update Task Force, Short-term Rental Committee, Village Office Committee, and the Committee Engagement Task Force, which is still accepting volunteers/applications. A letter of intent for Rural Readiness Grant to perform a Feasibility Study to relocate the village office / create a community center was submitted.

PUBLIC COMMENT – None.

PLANNING COMMISSION MEMBERS AND CHAIRPERSON COMMENTS – None

ADJOURNMENT – There being no further business, the meeting adjourned at 8:30 pm.

Alacia Acton, Recording Secretary

These draft minutes will be considered for approval at the October 3, 2023, Village of Empire Planning Commission meeting.

GL NUMBER	DESCRIPTION	AMENDED BUDGET	YTD BALANCE 09/30/2023	ACTIVITY FOR MONTH 09/30/2023	AVAILABLE BALANCE	% BDC USED
Fund 101 - GENERAL FUND						
Dept 721 - PLANNING COMMISSION						
101-721-701	WAGES - PLANNING COMMISSION	4,300.00	1,650.00	330.00	2,650.00	38.37
101-721-702	WAGES - PLANNING SECY	1,100.00	300.00	100.00	800.00	27.27
101-721-715	PR TAX EXP - COMM PLANNING	400.00	149.18	32.90	250.82	37.30
101-721-726	SUPPLIES	100.00	219.46	0.00	(119.46)	219.46
101-721-730	POSTAGE	100.00	0.00	0.00	100.00	0.00
101-721-821	PROFESSIONAL	6,000.00	0.00	0.00	6,000.00	0.00
101-721-826	LEGAL FEES	1,500.00	0.00	0.00	1,500.00	0.00
101-721-900	PRINT & PUB	500.00	168.01	67.30	331.99	33.60
101-721-950	SEMINARS	500.00	0.00	0.00	500.00	0.00
101-721-955	DUES & MISC	100.00	0.00	0.00	100.00	0.00
Net - Dept 721 - PLANNING COMMISSION		(14,600.00)	(2,486.65)	(530.20)	(12,113.35)	

Fund 101 - GENERAL FUND:

TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	14,600.00	2,486.65	530.20	12,113.35	17.03	
NET OF REVENUES & EXPENDITURES	(14,600.00)	(2,486.65)	(530.20)	(12,113.35)	17.03	



**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

Memorandum

TO: Village of Empire, Village Council

FROM: Pablo Majano, Senior Community Planner

DATE: Thursday, September 21, 2023

RE: **Welcome to Redevelopment Ready Communities**

I am pleased to welcome the Village of Empire to our growing list of communities participating in the MEDC's *Redevelopment Ready Communities* initiative! As an RRC engaged community, The Village of Empire is a partner with the MEDC in building a place that is ready to attract talent and business investment.

I expect to begin working on your community snapshot in the coming months which will include recommended actions for achieving the RRC Essentials or Certification designation. This snapshot will be informed by conversations with the community and Village documents (such as plans, ordinances, and the Village website).

As The Village of Empire awaits its report, the Village may continue to take steps toward aligning with the RRC best practices. If you have not had an opportunity to review the resources available on our website, we encourage you to familiarize yourselves with all that RRC has to offer by checking out www.miplace.org/rrc. In particular, we have set up an online library of resources that includes guides, helpful information, and examples from other RRC communities for each best practice. This can be found at www.miplace.org/rrclibrary.

We strongly encourage leveraging examples from other communities who have been engaged in our program and tailoring them to meet your community needs, such as Charlevoix. As an RRC engaged community, you are part of a network of communities pursuing the same goals to increase transparency, predictability, and efficiency in the development process. We hope you will reach out to other participating RRCs and learn from their experience.

Thank you very much for your participation and I look forward visiting the community in the near future.

Sincerely,

Pablo Majano
Senior Redevelopment Ready Communities® Planner

PURE MICHIGAN*



Welcome to RRC!

Now that The Village of Empire is officially engaged, this document outlines next steps and provides other important information. If you have any questions, please contact your RRC planner.

Pablo Majano – majanop@michigan.org – 517-285-4165

Memorandum of Understanding (MOU)

This is a standard MOU which lays out the responsibilities of the community in RRC and the commitment MEDC makes to the community in supporting it as it works to reach the essentials or certification designation. The document will be emailed directly to **Alacia Acton** for signature. It will come from MEDC's legal department. We ask you return the signed document within **2 weeks** of receiving it; it can be sent back electronically or by mail.

Essentials or Certification Path Selection

If you have not done so already, your community will need to select which path (Essentials or Certification) you would like to pursue. There are a number of ways the two designations differ, including applicable best practices, maintenance, and benefits. The [RRC Best Practice Handbook](#) includes additional details. Please work with your Community Planner to determine the best path for your community. Please refer to the Essentials vs. Certified document in your welcome packet for more information. Once you have finalized your decision, please email this information to your assigned Planner.

RRC Baseline Report

The next formal step in the process is to receive an RRC community snapshot. Time estimates for when snapshots are completed vary; however, your Community Planner will stay in contact with you throughout the process. During this time, we encourage you to work on RRC items on your community Trello board. Uploading documents, providing insight, and completing missing best practices on the Trello board can assist your planner in writing your baseline report. Your planner will contact you once they are ready to begin your snapshot.

Community Trello Board

RRC uses an online system called Trello to provide real-time access to the community's RRC status and best practice progress. This free browser-based software allows the community to have a direct line of communication with the RRC team, upload items as they are completed, and organize its RRC workload to fit its capacity. Once finalized, the community snapshot information will be added to the community's Trello board. Your Community Planner will be in touch soon to schedule a time to meet and go over the community's Trello Board.

Link to community Trello Board: <https://trello.com/b/UIQ8UNBc/village-of-empire-essentials-rrc-roadmap-ro2>

RRC Resources

As the Village works on RRC items, be sure to check out the various resources available to it including:

1. [RRC Library](#): A collection of examples from other RRC communities.
2. [RRC Guides](#): A more generic set of documents which focus on specific projects. Examples include public participation plan, marketing plan, and capital improvement plan guides.
3. [RRC Online Training](#): This online tool allows anyone with an internet connection to learn more about the RRC best practices.
4. **Your Community Planner**: We are here to help so don't hesitate to reach out. You will also receive general email updates from time-to-time from your planner.

Village of Empire Deputy Clerk

From: Pablo Majano (MEDC) <majanop@michigan.org>
Sent: Thursday, September 21, 2023 8:24 AM
To: deputyclerk@villageofempire.com
Cc: Hannah Yurk (MEDC)
Subject: RRC Engagement - Village of Empire
Attachments: RRC Engagement Information - 2023.09.pdf; Welcome Memo - 2023.09.pdf

Good Morning Alacia,

I'd like to officially welcome you and the Village of Empire into the RRC program, I have attached COMMUNITY'S RRC engagement information to this email. The first document is some basic engagement information for the village and the second one is a Welcome Memo - could you please make sure the Village Council receives the Welcome Memo?

Also, could you provide me with the name and contact information of the person authorized to sign the Memorandum Of Understanding for the Village? Once I have this information, I can have our legal team send out the MOU (details of MOU can be found in the engagement information).

Thank you, and welcome again - I look forward to working with you!

Pablo Majano
Senior Community Planner
Economic Development Incentives & Services
Michigan Economic Development Corporation
300 N. Washington Square | Lansing, MI 48913
Mobile: 517.285.4165
majanop@michigan.org
www.miplace.org

*For information on Resources for Michigan Businesses during COVID-19, please visit:
www.michiganbusiness.org/covid19 . **This site will continue to be updated as additional resources become available.***

Want to receive direct newsletter updates from MEDC ? Sign up for the MEDC's [Community Development Newsletter!](#)

Village of Empire Deputy Clerk

From: Stephen Stepanek <s.stepanek@villageofempire.com>
Sent: Thursday, September 7, 2023 4:19 PM
To: Maggie Bacon; Alacia Acton; Margaret Ellibee; Phildeering@icloud.com; ir2chase@gmail.com; pjschous@yahoo.com; johnpcollins4@gmail.com
Subject: Sign Ordinance Revisions from 9/5/23 PC meeting - sans John Collins' suggested language
Attachments: Draft as Submitted by Sign Sub Committee Rev. 1.docx

Forgive the formatting issues - I endeavored to fix all though succumbed to the ghost in the machine. Perhaps Alicia can work her magic on type formatting. You'll note I've cleaned up the summary table.

Take a look. John, don't be shy about sending your thoughts regarding desired language to us soonest. I'd like to be able to put this to an up or down vote in our next meeting.

Thanks,

Steve

**VILLAGE OF EMPIRE LEELANAU
COUNTY, MICHIGAN
Signs - Ordinance #142 - Village of Empire Code of Ordinances**

The Village of Empire ordains:

Part I: Village of Empire hereby replaces Ordinance #142 - Village of Empire Code of Ordinances as follows:

Section 1. Sign Regulations Established: These regulations shall apply and govern in the Village of Empire. No sign shall be erected or maintained unless it complies with this Ordinance.

Section 2. Purpose: This Ordinance is intended to preserve the desirable character of the Village of Empire, as well as to recognize the need for certain signage to promote safe traffic flow and pedestrian safety. At the same time, the Village of Empire recognizes that excessive signage may create a less than desirable atmosphere. The use and erection of all outdoor signs and media shall be subject to all state and local codes and statutes, in addition to the provisions of this Ordinance.

Section 3. Definitions: As used in this Ordinance, the following words shall have the meanings:

Accessory Sign: A sign that is not for a principal use of the property on which it is located, including warning signs.

Animated Sign: A sign that uses movement, spins, or changes of lighting to depict action or create a special effect or scene.

Awning/Canopy Sign: A sign that is part of or attached to the surface of an awning/canopy.

Banner: A sign printed or displayed upon cloth or other flexible material, excepting national, state, or municipal flags.

Changeable Copy Sign: A sign or a portion of a sign with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight (8) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this Ordinance.

Corner Lot Sign: Signs placed facing both public streets on corner lots.

Display Area: The entire space used for lettering and symbols on one vertical plane.

Flag Sign: Any cloth or bunting attached to a staff.

Flashing Lighted Sign: An illuminated sign that intermittently and repeatedly flashes on and off, and/or creates an illusion of a flow of lights.

Freestanding or Ground Sign: A sign supported by permanent uprights or braces in the ground.

Identification Sign: A sign that identifies a building or street address.

Illuminated Sign: A sign rendered visible during the period from sunset to sunrise by means of an internal light source or by means of an exterior light source directed on to, or in the vicinity of the sign.

Marquee Sign: A permanent overhang or roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the buildings and are generally designed and constructed to provide protection from the weather.

Marquee Surface Sign: A sign attached to or made part of a marquee.

Multi-Business Plaza: Those structures that contain more than one enterprise, leased under separate ownership, and may have a common entrance or multiple entrances.

Nonconforming Sign: Any existing sign on the effective date of this Ordinance, as amended, which does not at that time comply with all the provisions of this Ordinance and any amendments.

Portable Sign/Trailer Sign/Sandwich Board: A sign that is designed to be transported, including but not limited to signs:

- With a chassis or support constructed without wheels.
- Designed to be transported by trailer or wheels.
- Converted A- or T-frame signs.
- Attached temporarily to ground, a structure, or other signs.
- Mounted on the exterior of a vehicle and visible from the public right-of-way.
- Menu and sandwich boards.
- Searchlight stand; and
- Hot-air or gas-filled balloons or umbrellas.

Projecting Sign: A sign attached to or erected on the exterior wall or surface of a building, which projects twelve (12) inches or more from the wall or surface.

Roof Sign: A sign mounted on or over the roof of a building and is wholly or partially supported by the building. Mansard roof signage shall be considered wall signage for the purpose of calculating allowable footage.

Sign Enforcement Officer (SEO): The Zoning Administrator or such other person as shall be designated by the Village Council.

Sign: A structure, including its base, foundation and erection supports upon which is displayed any words, letters, figures, emblems, symbols, designs, or trademarks by which any message or image is afforded public visibility from out of doors.

Surface Sign: That portion of a sign excluding its base, foundation and erection supports on which message is displayed.

Temporary Sign: A display sign, banner, flag, or device intended for a limited period of display.

Wall Sign: A sign that is affixed to or placed flat against the exterior wall or surface of a building or structure, with no portion projecting more than twelve (12) inches from the building or structure wall.

Section 4. Permit Application: The following application requirements shall apply to all signs requiring a permit pursuant to the provisions of this Ordinance.

- 1) Application for a permit, on a form supplied by the Village of Empire, shall be required to erect, alter, or reconstruct a sign, unless otherwise noted. The completed application, together with all plans and specifications, shall be submitted to the SEO. Approval shall not be given until the application complies with all provisions of this Ordinance. If the application is approved, a permit to erect, alter, relocate, or post the sign shall be issued.
- 2) A non-refundable permit fee shall be submitted with the application. Fees for sign permits shall be established, from time to time, by resolution of the Village Council and shall be remitted to the Village.
- 3) The application shall contain or have attached the following:
 - a) Name, address, and telephone number of owner, where the sign is to be erected and the owner of the sign.
 - b) Location of building, structure, or lot where the sign is to be attached or erected.
 - c) Position of the sign in relation to nearby buildings or structures.
 - d) A sketch or scale drawing with the dimensions, specifications of the display area, method of construction, lighting and if applicable, method of attachment to the building or ground.
 - e) Name of person, firm, or corporation erecting the sign.
 - f) Any Leelanau County construction permit required and issued for the sign.
 - g) Other details the SEO shall require establishing conformance with this Ordinance.
- 4) Issuance of a sign permit in no way indicates any responsibility by the Village of Empire for structural adequacy of a sign or the right to construct the sign.

- 5) A sign permit shall be null and void if the sign has not been installed within ninety (90) business days from the date of approval. An extension of ninety (90) business days may be approved by the SEO.
- 6) Public service and non-profit agencies must apply for a permit, but the fee may be waived by the SEO.
- 7) In addition to the limitations stated in Sections 5, 9 and 10 the following conditions shall apply to all signs in any use zoning district:
 - a) Except for the signs authorized without a sign permit pursuant to Section 6 no sign except non illuminated identification sign shall be erected or altered until approved by the SEO or authorized by the Village of Empire Planning Commission as part of an approved site plan. After approval the required sign permit shall be issued by the SEO.

Section 5. General Provisions: The following regulations shall apply to all signs:

- 1) Signs must be constructed of durable materials, maintained in good condition, and shall not be allowed to become dilapidated.
- 2) When a business is abandoned, the sign must be removed within thirty (30) business days. A business shall be considered abandoned if determined by the Zoning Administrator to have been suspended or halted for a continuous period of one (1) year.

Section 6. Signs Not Requiring a Sign Permit: The following signs may be placed in any zoning district without a sign permit, provided such signs comply with all applicable federal or state law or regulation and are located to not cause a nuisance or safety hazard:

- 1) Four (4) non-illuminated signs per property not to exceed six (6) square feet each of sign surface.
- 2) Signs erected or approved by state, county, or village agencies when necessary to give proper directions or to safeguard the public.
- 3) Accessory signs erected by any organization, person, firm, or corporation that is needed to warn the public of dangerous conditions and unusual hazards including but not limited to road hazards, high voltage, fire danger, explosives, and severe visibility.
- 4) Signs posted near property boundaries, provided the sign surface does not exceed the maximum size of one (1) square foot.
- 5) Signs marking a historically significant place, building or area when sanctioned by a national, state, township, village, or local historical organization provided the sign surface does not exceed the maximum allowed size of sixteen (16) square feet or the maximum size allowed in the zoning district whichever is less.

- 6) Signs required by federal or state agencies in connection with federal or state grant programs that have been approved in conjunction with a valid site plan or land use permit.
- 7) Temporary signs may be removed by the Village after fifteen (15) business days following abandonment or obsolescence as determined by the SEO.

Section 7. Prohibited Signs. The following signs are prohibited:

- 1) A sign not expressly permitted is prohibited.
- 2) Signs imitating warning signals are prohibited. No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles.
- 3) Revolving, moving, animated, mechanical, electronic simulated motion, and flashing signs are prohibited, except for rotating/revolving barbershop poles.
- 4) Signs within a village street or highway right-of-way are prohibited. No signs (except those established and maintained by the village, township, county, state, or federal governments) are to be located, projected into, or located overhead within a public right-of-way or dedicated public easement, unless the sign has been issued a permit by the agency having jurisdiction over that right-of-way.
- 5) Signs higher than eight (8) feet, measured from ground level are prohibited, except for projecting signs and signs fully attached to the face of a building.
- 6) A sign which is part of a canopy or an awning.
- 7) Stake or wire signs, other than those allowed in Section 6 Signs Not Requiring a Sign Permit.
- 8) Bench signs.
- 9) Mansard roof signs shall be considered as wall signage.

Section 8. Alteration or re-establishment of nonconforming signs. Any existing sign which, on the effective date of this ordinance, does not at that time comply with all provisions of this ordinance and any amendments shall not be changed to another type of sign which is not in compliance with this Ordinance.

Section 9. Signs Allowed in Zoning Districts: The following signs are allowed in the specified Village zoning districts, subject to a sign permit:

- 1) **Residential (R), Mixed Residential (MR), and Village Residential (VR) Districts**
Only signs not requiring a permit shall be allowed.
- 2) **Commercial-Residential (CR) and Light Industrial (LI) Districts**
Any sign not requiring a permit, and approved signs in accordance with Sections 10.
- 3) **Recreation/Conservation (RC) District**
Any sign not requiring a permit. Also, for nature areas consisting of over thirty (30) acres in the *RIC* district, may have on the property not more than two (2) identifying signs, each not to exceed 12 square feet and not more than 8 feet in height. One (1) thirty-two (32) square foot kiosk is also allowed with a height limitation of 8 feet.
- 4) **Planned Unit Developments (PUD)**
Any sign not requiring a permit. Commercial uses within a PUD, shall be allowed approved signs in accordance with Section 10.

Section 10. Permitted Sign Types, Allowable Dimensions and Specific Requirements:

- 1) **Sign size limits based on sign type.** If a sign is a double-faced sign, only one side shall be used in calculating compliance with the total allowable square footage.
- 2) **Corner lots.** Signs may be placed facing both public streets on corner lots within the Gateway Corridor (GWC) and Front Street Corridor (FSC), Light Industrial (LI) Districts, and Planned Unit Developments (PUD) districts. All other requirements of this Ordinance must be met.

Sign Type	Max Sign Surface Area	Other Regulations
Either freestanding or marquee sign (or other)	24 square feet	Number of freestanding signs shall not exceed 1 sign / 100-foot lot along M22 in the GWC/FSC district, or 1 sign / 50-foot lot in remainder of GWC/FSC. Maximum height allowed is 8 feet.
Identification sign	4 square feet	
Illuminated sign	24 square feet	Signs may be illuminated only during hours of operation by a direct light source. Light source shall be shielded and downward directed. No direct rays or glare from the light sources shall be visible from a public right of way or from an abutting property.
Projecting Sign	20 square feet	Maximum projection allowed is 5 feet from a building; not to extend over a public sidewalk, street, or alley; shall not exceed to height of a building's roof line; and with a maximum height of 15 feet.
Portable sign	2 feet wide by 4 feet high. Signs on wheels 4' high by 8' high	If intended to direct attention to a specific event, may be displayed for up to 14 days prior, and must be removed within 3 days after the event.
Banner Sign	24 square feet	May be displayed 2 weeks prior to an event and removed within 3 days following an event.
Wall Sign	32 square feet	1 sign / street façade. If multiple businesses are within a building, they shall share the total 32 square feet.
Alley Sign	4 square feet	1 sign / alley façade. If multiple businesses are within a building, they shall share the total 4 square feet.
Multiple business / plaza entrance sign	48 square feet	All business with a common structure will share a common entrance sign.
Individual businesses within a multiple business building	1 square foot / lineal feet building length facing a public street	The total lineal street frontage divided by the number of business units within a building, not to exceed 12 square feet / business. Signs shall comply with all other provisions of the Ordinance.

Section 11. Administration; Annual Inspection; Enforcement; Sanctions. The SEO, or de- signee, shall administer and enforce the provisions of this Ordinance. The SEO shall inspect signs on a yearly basis. In the case of a sign that poses an immediate danger to the public health or safety, the Village or its employee may remove the sign immediately and without notice. Neither the Village nor any of its employees shall be held liable for any damage of the sign or building when a sign is removed under this Ordinance.

Part II. Severability

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. Should any part, clause, sentence, paragraph, or section of this Ordinance be found invalid or un- constitutional for any reason by any court of competent jurisdiction, any such decision shall not affect the validity of the reminder of this Ordinance.

Part III. Conflict and Interpretation

The standards and provisions of this Ordinance shall be interpreted as being the minimum requirements necessary to uphold the purposes of this Ordinance. Whenever this Ordinance imposes a higher standard than that required by other regulations, ordinances, or rules, or by easements, covenants or agreements, the provisions of this Ordinance shall govern. When the provisions of any other statute impose higher standards the provisions of such statutes shall govern. When it is alleged by a petitioner that there is an error in interpretation of this Ordinance by the SEO or the designee, the Village Council shall review such an appeal, provided that a written appeal is filed within thirty (30) days of the decision of the SEO or designee. The concurring majority vote of the Village Council shall be necessary to reverse any interpretation of this Ordinance by the SEO or designee.

Part IV. Savings Clause

All proceedings pending and rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in force when they were commenced.

Part V. Effective Date

The provisions of this Ordinance are ordered to take effect thirty (30) days after publication (as the full text or as a summary thereof) in a newspaper of general circulation in the Village of Empire.

Part VI. Adoption

This Ordinance was duly adopted by the Village of Empire Council at its regular meeting called and held on the ____ day of _____, 2019.

Part VII. Publication

The Village Clerk shall cause this Ordinance or summary of this Ordinance to be published in a newspaper of general circulation within Village of Empire within thirty (30) days after adoption.

Susan Palmer, President, Village of Empire

Derith Smith, Clerk, Village of Empire

Adoption date:
Publication date:
Effective date:

CERTIFICATION

I, Derith Smith, the Clerk for Village of Empire, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of this Ordinance adopted by the Village of Empire Council at a regular meeting held on _____ 2019. The following members of the Village of Empire Council were present at the meeting: _____

The Ordinance was adopted by the Village of Empire Council with_ members of the Council voting in favor _____ and_ voting against _____

A copy of the Ordinance or a summary thereof was published in the Leelanau Enterprise and the Traverse City Record Eagle on _____

Derith Smith, Clerk, Village of Empire

Village of Empire Deputy Clerk

From: John Collins <johnpcollins4@gmail.com>
Sent: Saturday, September 30, 2023 6:07 AM
To: Peter Schous; Phil Deering; Maggie Bacon; Margaret Ellibee; Steve Stepanek; Bob Chase; Empire Village; Alacia Acton
Cc: John Collins IV
Subject: Suggested edits to draft sign ordinance
Attachments: EmpDraftSignOrdinanceJCsuggestions092823.docx

PC members,

At our last meeting I committed to provide some suggestions for review in advance of our Tuesday meeting. My ideas to accommodate larger non typical commercial lots are attached as well as a few other suggested edits.

Thanks, see everyone Tuesday,

John

Empire Draft Sign Ordinance Suggestions for Discussion Sep. 29, 2023

Existing draft in regular type **proposed edits in bold type**

Section 3

Multi-Business Plazaleased **or owned, under separate ownership** and may.....

Section 6

2).....to give proper directions, **village communications, or** to safeguard the public.

Section 10

Sign Type	Max sign surface area	Other Regulations
Freestanding Or Marque	24sfGWC/FSC district or 1 sign/50-foot lot or 100 foot street or access road frontage in remainder of.....
Wall Sign	32sf	1 sign/street or access road façade.
Individual Bus Within a Multiple Business Building	1sf/lineal feet bldg. length facing public street or access road	The total lineal street or access road frontage divided by number of business units along frontage or within a building not to exceed 12 sf/business