

CLEVELAND TOWNSHIP  
LEELANAU COUNTY

ORDINANCE NO. 2017-2

AMENDMENT TO THE CLEVELAND TOWNSHIP ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE III. DEFINITIONS AND AMEND SECTION 4.10 SIGNS OF ARTICLE IV OF THE CLEVELAND TOWNSHIP ZONING ORDINANCE TO PROVIDE FOR DEFINITIONS OF AND PROVISIONS PERMITTING THE ERECTION, USE, AND MAINTENANCE OF SIGNS WITHIN THE TOWNSHIP

CLEVELAND TOWNSHIP HEREBY ORDAINS:

**Section 1. Amendment of Article III. "DEFINITIONS" of Zoning Ordinance**

Article III Definitions are hereby amended by adding the following definitions as follows: (**BOLD = additions to text**)

**SECTION 3.63 SIGN**  
**ANY DEVICE, STRUCTURE, FIXTURE, PLACARD OR OTHER OBJECT USED FOR THE DISPLAY OF ANY MESSAGE.**

**SECTION 3.64 SIGN, FIXED**  
**A SIGN MOUNTED ON A STRUCTURE OR FOUNDATION.**

**SECTION 3.65 SIGN, PORTABLE TEMPORARY**  
**A SIGN MOUNTED BY POSTS, WIRE, PLASTIC, OR OTHER MEANS PUSHED OR STUCK IN THE GROUND AND WHICH ARE NOT FASTENED TO A FOUNDATION**

**SECTION 3.66 SIGN, POSTED**  
**A SIGN ATTACHED TO A TREE OR FENCE POST WHICH IS SMALLER THAN 1.25 SQUARE FEET.**

**SECTION 3.67 SIGN, SANDWICH BOARD**  
**A SIGN PLACED ON THE GROUND WHICH IS PORTABLE TEMPORARY AND NOT ANCHORED OR SECURED.**

**SECTION 3.68 SIGN, WALL**  
**A SIGN MOUNTED ON OR OTHERWISE DISPLAYED ON THE SURFACE OF A WALL.**

Previously numbered Section 3.63 to Section 3.70 are hereby renumbered as Section 3.69 through Section 3.75

**SECTION 3.76 UNALTERED GRADE  
GRADE OR TOPOGRAPHY EXISTING PRIOR TO ANY EXCAVATION,  
CLEARING, GRADING, OR FILLING.**

Previously numbered Section 3.71 to Section 3.78 are hereby renumbered as Section 3.77 through Section 3.84

**Section 2. Amendment of Article IV of the Zoning Ordinance**

Section 4.10 Signs of Article IV of the Zoning Ordinance is hereby amended as follows (**BOLD** = additions to text; ~~strike through~~ = deleted):

Signs

To govern the use of signs, the following provisions permitting the erection, ~~USE~~, and maintenance of signs will ~~obtain~~ **APPLY**:

- (a) ~~(a) Signs~~ **ONE SIGN** of not more than twenty-four (24) square feet in area, ~~pertaining to business physically located in the Township,~~ shall be permitted on any unimproved real estate in any residential district, provided such signs are located not less than five hundred (500) feet from any existing residence. Such signs shall be permitted in all ~~other~~ districts. ~~No business, however, shall be entitled to more than two roadside signs in the Township.~~
- (b) ~~One identification sign of not more than twenty four (24) square feet, may be erected on the premises of any business or related activity conducted thereon in any district. Signs relating to home occupation shall be governed by the provisions of Section 5.02 of this Ordinance.~~
- (e) ~~(b) Directional signs may be placed on property, regardless of zone, at highway intersections. Groups of signs shall be subject to the approval of the Zoning Administrator and the issuance of a land use permit, prior to erection. The Zoning Administrator, in arriving at a decision on this matter, shall apply the following standards:~~ **GROUPS OF SIGNS MAY BE PLACED ON PROPERTY, REGARDLESS OF ZONE, BUT THE TOTAL AREA OF THE GROUP MAY NOT EXCEED TWENTY FOUR (24) SQUARE FEET.**
- (e) ~~(c) ALL SIGNS IN A GROUP WILL BE OF HOMOGENEOUS DESIGN AND SIMILAR COLORATION.~~
- (e) ~~(d) THE LOCATION OF SUCH GROUP OF SIGNS SHALL BE SUCH AS TO CONSTITUTE MINIMUM OBSTRUCTION OF VISION FOR EITHER TRAFFIC, PEDESTRIANS, OR OCCUPANTS OF THE AREA.~~

~~The individual signs which form the group are to be of sizes befitting to the location and where possible, the total area of the group shall not exceed twenty-four (24) square feet. Where necessary, additional groups may be added.~~

~~Each sign will contain minimum wording, sufficient only to identify and locate the business.~~

- ~~(e)~~ **(e)** Two (2) signs, of not more than twelve (12) square feet each, advertising the sale of produce grown on the premises, may be erected on same premises in any district, without regard to setback lines, ~~when used in connection with a roadside stand, farm, or gardening operation, lawfully conducted on said premises. Such signs must be removed during the seasons of the year when the produce involved is normally not for sale.~~
- ~~(e)~~ **(f)** ~~Poster type signs shall not~~ **NO SIGN SHALL** be affixed in any manner to **UTILITY** poles or trees. ~~Signs advertising property for rent, or for sale, may be erected on such property without a permit, providing such signs do not exceed six (6) square feet in size.~~
- ~~(e)~~ **(g)** In the interest of public safety, no spinners, pennants, flashing lights, or other distractive devices, may be used in conjunction with any sign or business.
- ~~(e)~~ **(h)** Signs are not subject to setback requirements unless specifically called for in the Ordinance **AND/OR THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND/OR THE LEELANAU COUNTY ROAD COMMISSION.**
- ~~(e)~~ **(i)** Where allowed, signs may be illuminated by a shielded light shining downward onto the sign. The source of light shall be baffled so it is not visible to vehicles or pedestrians on any road, water body, public land, adjacent parcels, or in the air above the illumination.
- ~~(e)~~ **(j)** All signs and sign structures shall be maintained in good, safe, structural condition and repair. All signs and display surfaces shall be neat in appearance and neatly painted or posted, and not ripped, tattered or faded. Premises immediately surrounding freestanding signs shall be kept clean and free of rubbish, weeds and debris.
- ~~(e)~~ **(k) SIGNS SHALL NOT EXCEED THE HEIGHT OF SIX (6) FEET ABOVE THE UNALTERED GRADE OF THE LOT.**
- ~~(e)~~ **(l) STRUCTURAL ELEMENTS NECESSARY FOR THE SUPPORT OF THE SIGN(S) SHALL NOT BE INCLUDED IN THE SQUARE FOOTAGE COMPUTATION SO LONG AS THEY ARE SEPARATE FROM THE SIGN FACE BY A REVEAL OR A CHANGE IN MATERIALS. SQUARE FOOTAGE CALCULATION SHALL INCLUDE SUCH ELEMENTS AS DECORATIVE BORDERS, TOP CAPS, AND DROP SIGNS.**

- (e) (m) Sign removal: Once the purpose of the sign is ended, the sign shall be removed within 30 calendar days. Anything used to solely support or provide a structure for a sign, and not in use for any other purpose shall be removed.
- (e) (n) All signs shall be installed only with the prior approval of the property owner.
- (e) (o) **PORTABLE TEMPORARY SIGNS AND SANDWICH BOARD SIGNS WITH NO ILLUMINATION, UNDER A MAXIMUM HEIGHT OF SIX (6) FEET AS NOTED ABOVE, DO NOT REQUIRE A PERMIT. ALL OTHER SIGNS REQUIRE A SIGN PERMIT.**

**Section 3: Effective Date**

This Ordinance shall become effective thirty (30) days after publication in accordance with law.

At a regular meeting of the Township Board for Cleveland Township held on the 12<sup>th</sup> day of SEPT., 2017, T. STEIN moved for adoption of the foregoing ordinance and J. NOWAK supported the motion.

Voting for: T. NOWAK, T. STEIN, J. NOWAK, A. DIOTTE

Voting against:                     

The Township Supervisor declared the ordinance adopted.

  
 Tim Stein  
 Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No. 2017-02 which was enacted by the Township Board for the Cleveland Township at a regular meeting held on 9-12-2017.

  
 Jan Nowak  
 Township Clerk