

OWOSSO

Planning Commission



Regular Meeting
6:30pm, Monday, April 24, 2017
Owosso City Council Chambers



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: April 21, 2017
TO: Chairman Wascher and the Owosso Planning Commission
FROM: Susan Montenegro, asst. city manager/director of community development
RE: Regular Planning Commission Meeting: April 24, 2017

The planning commission shall convene at 6:30 pm on Monday, April 24, 2017 in the city council chambers of city hall.

On the schedule is a site plan review for continued expansion of Tri-Mer at their 745 McMillan site and is a pretty straight forward site plan. Additionally, we will continue with the sign ordinance updating. I have combined all of the changes made and compiled into one LARGE document for your review! My hope is that next month we can have a public meeting for the sign ordinance and then present to council in June for their review and adoption. Thank you for your patience and perseverance through this process.

Dan Law will be formally joining our group as the council representative, please make him feel welcome to the group.

Please **RSVP for the meeting**. Feel free to contact me at 989.725.0544 if you have questions.

Sue

AGENDA
Owosso Planning Commission
Regular Meeting
Monday, April 24, 2017 at 6:30 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: April 24, 2017

APPROVAL OF MINUTES: March 27, 2017

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from March 27, 2017.
3. Site plan application and materials for 745 McMillian Street (Tri-Mer)
4. Sign ordinance – revised language

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

1. 745 McMillian Street – Tri-Mer Corporation

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

1. Continuation of sign ordinance updating –

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: **Next meeting will be Monday, May 22, 2017**

Commissioners, please call Sue at 725-0544 if you will be unable to attend the meeting on Monday, April 24, 2017.

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Planning Commission
Regular Meeting
Monday, April 24, 2017 at 6:30 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 170424-01

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the agenda of April 24, 2017 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 170424-02

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the minutes of March 27, 2017 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 170424-03

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the application for site plan review for 745 McMillan Street, parcel # 050-010-008-001-00 as applied and attached hereto in plans dated March 30, 2017 based on the following criteria:

-

-

OR

The Owosso Planning Commission hereby denies the application for site plan review for 745 McMillan Street, parcel # 050-010-008-001-00 as applied and attached hereto in plans dated March 30, 2017 based on the following criteria:

-

-

Ayes: _____

Nays: _____

Approved: ____

Denied:____

Resolution 170424-04

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the April 24, 2017 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: ____

Denied:____

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
MONDAY, MARCH 27, 2016 – 6:30 P.M.**

CALL TO ORDER: Chairperson Bill Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited.

ROLL CALL: Susan Montenegro, acting secretary.

MEMBERS PRESENT: Chairperson Bill Wascher, Secretary Janae Fear, Commissioners Michelle Collison, Frank Livingston, Brent Smith and Tom Taylor. Vice-Chair Craig Weaver arrived at 7:00 pm.

MEMBERS ABSENT: Commissioner Tom Cook

OTHERS PRESENT: Paul Cook, Wolverine Sign; Susan Montenegro, Assistant City Manager/ Director of Community Development.

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER LIVINGSTON, SUPPORTED BY COMMISSIONER FEAR TO APPROVE THE AGENDA FOR MARCH 27, 2017.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER LIVINGSTON SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE JANUARY 23, 2017 AND FEBRUARY 27, 2017 MEETINGS.

YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from January 23, 2017.
3. Alpena's Off-Premise Sign Ordinance language and chart.
4. Medical Marijuana workshop materials.

COMMISSIONER/PUBLIC COMMENTS

None.

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

None.

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

Off-premise sign language.

Ms. Montenegro included a copy of the language used in the city of Alpena for off-premise signs, tweaking it to fit the city of Owosso. Commissioner Fear asked Paul Cook if he could give examples of where these types of signs are located in the city of Owosso. Paul explained that there are two such signs, one located on south M-52 across from TiAL Products by the old grain elevator and one at the corner of Corunna Avenue and Washington Street.

The commission went through the Alpena ordinance and made the following revisions:

A. OFF-PREMISE ADVERTISING

The regulation of off-premise signs is intended to enhance and protect community character and image by minimizing visual blight and pollution, and to minimize traffic safety hazards due to diversion of the driver's attention and blockage of sight distances. Off-premise sign regulations address the location, size, height and related characteristics of such signs.

1. **Area and Height Limitations:** No off-premise sign may be erected or maintained of a greater surface area than three hundred (300) square feet for each side of such sign. The top of the sign shall be no more than twenty-five (25) feet above the ground and the bottom of the sign shall be at least ~~eight (8)~~ **ten (10) feet** above the ground. Double faced off-premise sign structures (i.e., structures having back-to-back faces) and V-type structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be considered as one off-premise sign.
2. **Location:** Static and digital off-premise signs may be erected only in **an the Industrial District along a State trunkline.** No off-premise sign may be erected or maintained within fifty (50) feet of street lines at any street intersection and shall have a minimum setback from the front property line of twenty-five (25) feet. No off-premise sign shall be installed or placed on top of, cantilevered or otherwise suspended above the roof of any building.
3. **Spacing:** Off-premise signs shall be located no closer to one another than five hundred (500) feet.
4. **Material Required:** All off-premise signs shall have a surface or facing of noncombustible material.
5. **Illumination:** An off-premise sign may be illuminated, provided such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, into the path of oncoming vehicles, or on any

adjacent premises. In no event shall any off-premise sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.

6. Digital Off-Premise Signs:

- a) **Rate of Change:** The rate of change between static messages or images shall not exceed more than one (1) change per six (6) seconds. Each change shall be complete in one (1) second or less.
 - b) **Luminance:** The maximum daylight sign luminance level shall not exceed 62,000 candelas per meter squared at 40,000 lux illumination beginning ½ hour after sunrise and continuing until 1/2 hour before sunset and does not exceed 375 candelas per meter squared at 4 lux illumination at all other times. **(Be sure to mirror language in rest of sign ordinance).**
 - c) Digital off-premise signs shall be configured to default to a static display in the event of mechanical failure.
7. An off-premise sign must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. An off-premise sign must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of the message(s).
8. An off-premise sign established within an industrial area, as defined in the Highway Advertising Act of 1972 (1972 PA 106, as amended) bordering interstate highways, freeways or primary highways as defined in said Act shall, in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated thereunder.

B. COMBINATION OFF-PREMISE & ON-PREMISE ELECTRONIC MESSAGE BOARDS

Digital signs which are used to advertise both on-premise and off-premise establishments shall comply with the following regulations:

1. A permanent, static on-premise primary sign must be in existence totaling at least twenty-five (25) percent of the allowable sign size in the district. The balance of the total allowable sign area may consist of the Combination Off-Premise/On-Premise Sign.
2. The Combination Off-Premise/On-Premise Sign shall adhere to the regulations contained in **§4.7(B)(2-6).**
3. ~~Over fifty (50) percent of the digital~~ **Digital** messages contained on such sign shall ~~may~~ advertise the on-premise establishment. The balance of the messages may advertise off-premise establishments under the same ownership and/or public service announcements.
4. Each message shall remain readable for at least six (6) seconds. **(Check state requirement, ask Mark Agnew as well).**
5. Combination Off-Premise & On-Premise Digital Signs shall be spaced at least ~~one thousand (1,000)~~ **five hundred (500)** feet apart in all Districts.

6. Combination Off-Premise & On-Premise Digital Signs shall be allowed in the **B-2, B-3, B-4, I-1 and I-2 Districts.**
7. Combination Off-Premise/On-Premise Signs shall count toward the total sign area allowed for the property.

C. OFF-PREMISE DIRECTIONAL SIGNS

1. **Private Off-Premise Directional Signs:** Private off-premise directional signs which provide directions to a commercial or industrial establishment which is not located on a primary street within the city shall be allowed on private property provided there exists a written agreement between the property owner and the business/industry. Said agreement shall be filed with the city of Owosso.
 - a) Off-premise directional signs shall be no greater than **twelve (12)** square feet.
 - b) ~~Off-premise directional signs must be located at intersections.~~
 - c) Sign lettering may display the off-premise business name, address, and an arrow indicating direction.
 - d) Off-premise directional signs shall only be located on commercial or industrial property on the streets designated on **Map 4.1.**
 - e) One (1) off-premise direction sign is permitted per ~~commercial or~~ industrial zoning lot.
2. **Public Off-Premise Directional Signs:** Public off-premise directional signs erected by the City, State of Michigan, or the Downtown Development Authority shall be permitted in the street right-of-way.

D. OFF-PREMISE PRIVATE SIGNS IN THE PUBLIC RIGHT-OF-WAY: Private A-frame signs may be allowed in the public right-of-way. The following regulations shall apply:

1. Signs shall be approved by the city council.
2. Signs shall be removed each night.
3. ~~Signs shall only be located at intersections on the streets designated in Map 4.1.~~
4. Maximum size 2' wide by 4' in total height for each panel with a maximum of 2 panels per sign. Maximum spread between the two panels at the base shall be 2'6".
5. The owner of the property abutting the right-of-way on which the sign is placed shall be notified, prior to city council approval, that the sign is being requested.

Ms. Montenegro stated she would work on creating a table similar to the one used in the Alpena off-premise sign ordinance.

Commission members thanked Paul Cook for coming in to discuss off-premise sign language.

COMMISSIONER/PUBLIC COMMENT:

A discussion was held on the Medical Marijuana workshop hosted by MSU Extension as well as the materials that were handed out at the workshop. Four members of the planning commission attended workshops. Planning commission will work in conjunction with city council to hold public forums or workshops to engage the community in order to form a consensus on how to proceed regarding the new legislation.

ADJOURNMENT:

**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LIVINGSTON TO
ADJOURN AT 8:25 P.M. UNTIL THE NEXT MEETING ON APRIL 24, 2017.**

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary

skm

CITY OF OWOSSO PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 24, 2017

TO: Planning commission

FROM: Susan Montenegro, Asst. City Manager/Director of Community Development

SUBJECT: Site plan approval

PETITIONER’S REQUEST AND BACKGROUND MATERIALS

Location: 745 McMillan Street
Parcel # 050-010-008-001-00

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
North	Heavy Industrial	I-2
East	Owosso Township	
South	Owosso Township	
West	Light Industrial	I-1

COMPARISON CHART

	EXISTING	PROPOSED
Zoning	I-2	I-2
Gross lot area	132’ frontage X 255’ deep	same
Setbacks-		
Front yard	60’	60’
Side yard	30’	30’
Rear yard	30’	30’
Max building height	52’	52’
Parking	14	34 (includes 2 barrier free)

Planning and Zoning

Tri-Mer Corporation continues to expand and is looking to build their next addition behind their existing building on this site. The new addition will be attached to the current structure and the existing wall between the proposed building and original building will be removed.

Site plan meets all requirements of the code for an I-2 district.

Building

No concerns with site plan as presented. Full construction review will take place when construction drawings are received.

Utilities

No conflicts, no issues to address at this time. Storm detention volume is more than 2.5 times 10-year storm event, appears adequate.

Engineering

No concerns with site plan as presented.



Washington Campus
Lincoln High School

Hugh Parker Soccer
Complex, 1177 Farr...

Tri-Mer Corporation

RWI Manufacturing

Specialty Salvage

745 McMillan St

Rosevear Park

Davis Cartage

Adva



CITY OF OWOSSO
 301 W. Main Street, Owosso, Michigan 48867
 Phone (989)725-0535 Fax (989)725-0546
 E-mail: building@ci.owosso.mi.us

ZONING COMPLIANCE APPLICATION

Please fill out the application completely, sign and date below, and return to the City of Owosso Building & Zoning Department at the address above.

I. APPLICANT INFORMATION: Applicant Name: PERRIN CONSTRUCTION Co. Inc.
 Address: 8888 E. LANSING RD
 City: DURAND State: MI Zip Code: 48429
 Phone#: (989) 288-6046 Mobile #: (989) 239-1723

Hereby make application to the City of Owosso Zoning Administrator under the City of Owosso, Code of Ordinances, CHAPTER 38 – ZONING, to construct as detailed below:

II. Property Tax ID Number(s): (e.g., 050-470-000-005-00): 050- 010 -008 -001 -00
 Property Address: 745 McMILLAN ST.
 Property Owners Name (if not applicant): TRI-MER CORPORATION - MR. BRETT RUESS
 Phone #: (989) 723-7838

III. List all existing buildings on property (i.e. dwelling, shed, garage): MANUF. FACILITY

IV. PROPOSED USE: MANUFACTURING BLDG. DIMENSIONS: _____
 TYPE OF STRUCTURE: PRE-ENGINEERED STEEL

V. PROPOSED BUILDING SETBACK FROM LOT LINES: _____
 FRONT: 135 ft.
 REAR: 130 ft.
 SIDE: 60 ft. and 385 ± ft.
 BLDG. HEIGHT: 52 ft. to peak and 50'4" ft. to the eaves.

FOR OFFICIAL USE: (DIMENSIONAL REQUIREMENTS)
 MIN. FRONT SETBACK: _____ ft.
 MIN. REAR SETBACK: _____ ft.
 MIN. SIDE SETBACK: _____ ft.
 MAX BLDG. HEIGHT: _____
 ZONING: _____

VI. SITE OR PLOT PLAN – **MUST BE COMPLETED BY APPLICANT** (Site Plan on Next Page)
INSTRUCTIONS: SHOW SHAPE & SIZE OF PROPERTY, ALL STREETS OR ROADS, DRIVEWAYS, PARKING AREA, ALL BUILDINGS NOW ON SITE, INCLUDING PROPOSED STRUCTURES. SHOW DISTANCE PROPOSED STRUCTURE WILL BE FROM ALL LOT LINES, ROAD R/W, RIVER AND NORTH ARROW. Note: The burden of proof of the exact location of all lot lines shall rest with the property owner.

Owner/Agent: [Signature]
 Signature signifies full knowledge of Requirements

Date: 3-30-17

APPROVED DENIED

 Zoning Administrator

CITY OF OWOSSO, MICHIGAN

SITE PLAN REVIEW APPLICATION AND CHECKLIST

Approval of the site plan is hereby requested for the following parcel(s) of land in the City of Owosso. This application is submitted with three (3) copies of the complete site plan and payment of the appropriate review fees. Applicant shall also submit a digital version of the site plan to the community development director. Application must be filed least 25 days prior to a scheduled planning commission meeting for staff review and proper notices.

Accompanying any site plan required hereunder, the applicant shall provide from a licensed engineer soil borings at the proposed construction site to ascertain bearing capacity of foundations soils at the time of footing excavation to certify such soil conditions meet or exceed design capacity of the foundation to support the proposed structure. These requirements shall comply with policies of the City of Owosso, copies of which can be obtained from the Building Department.

The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met. By signing this application, the applicant hereby grants full authority to the City of Owosso, its agents, employees, representatives and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination.

Application Filed On: _____

Application Transmitted by City On: _____

Property Details:

1. Name of Proposed Development: TRI-MER CORPORATION
2. Property Street Address: 745 McMILLAN
3. Location of Property: On the (north, south, east, west side) of McMillan Street, between MONROE and SOUTH ST. Streets.
4. Legal Description of Property: ATTACHED
5. Site Area (in acres and square feet): _____
6. Zoning Designation of Property: I-2

Ownership:

1. Name of Title/Deed Holder: TRI-MER CORPORATION
2. Address: 1400 E. MONROE, OWOSSO, MI 48867
3. Telephone No: 989-723-7838
4. Fax No: _____
5. Email address: _____

Applicant:

1. Applicant (If different from owner above): PERRIN CONSTRUCTION CO. INC.
2. Address: 8888 E. LANSING RD., DURAND, MI 48429
3. Telephone No: 989-288-6046
4. Fax No: 989-288-2731

SITE PLAN REVIEW CHECKLIST

Check the appropriate line. If item is marked as 'not provided', attach detailed explanation.

Item	Provided	Not Provided
1. Site location Map.	X	
2. North arrow, scale (one (1) inch equals fifty (50) feet if the subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more.	X	
3. Revision dates.	X	
4. Signature and Seal of Architect/Surveyor/Engineer.	X	
5. Area of site (in acres and square feet).	X	
6. Boundary of the property outlined in solid line.	X	
7. Names, centerline and right-of-way widths of adjacent streets.	X	
8. Zoning designation of property.	X	
9. Zoning designation and use of adjacent properties.	X	
10. Existing and proposed elevations for building(s) parking lot areas and drives.	X	
11. Direction of surface water drainage and grading plan and any plans for storm water retention/detention on site.	X	
12. Required setbacks from property lines and adjacent parcels.	X	
13. Location and height of existing structures on site and within 100 feet of the property.	X	
14. Location and width of existing easements, alleys and drives.	X	
15. Location and width of all public sidewalks along the fronting street right-of-way and on the site, with details.	N/A	
16. Layout of existing/proposed parking lot, with space and aisle dimensions.	X	
17. Parking calculations per ordinance.	X	
18. Location of all utilities, including but not limited to gas, water, sanitary sewer, electricity, telephone.	X	
19. Soil erosion and sedimentation control measures during construction.	X	
20. Location and height of all exiting/proposed fences, screens, walls or other barriers.	X	
21. Location and details of dumpster enclosure and trash removal plan.	—	
22. Landscape plan indicating existing/proposed trees and plantings along frontage and on the site.	—	
23. Notation of landscape maintenance agreement.	—	
24. Notation of method of irrigation.	—	
25. Lighting plan indicating existing/proposed light poles on site, along site's frontage and any wall mounted lights.	X	
a. Cut-sheet detail of all proposed light fixtures.	X	
26. Architectural elevations of building (all facades). Identifying height, Materials used and colors.	X	
27. Existing/proposed floor plans.	X	
28. Roof mounted equipment and screening.	N/A	
29. Location and type of existing/proposed on-site signage.	—	
30. Notation of prior variances, if any.	N/A	
31. Notation of required local, state and federal permits, if any.	X	

32. Additional information or special data (for some sites only)

- a. Environmental Assessment Study. _____
- b. Traffic Study. Trip Generation. _____
- c. Hazardous Waste Management Plan. _____

33. For residential development: a schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces. N/A _____

34. LLC establishments must have a current Plan of Operation. N/A _____

35. Is property in the floodplain? No _____

36. Will this require MDEQ permitting? No _____

37. Performance Bond – when required. _____

*Additional data deemed necessary to enable to completion of an adequate review may be required by the Planning Commission, City and/or its consultants.

Site Plan Review Application Deadline Dates

Deadline Date	Planning Commission
April 29, 2016	May 23, 2016
June 2, 2016	June 27, 2016
June 30, 2016	July 25, 2016
July 29, 2016	August 22, 2016
September 1, 2016	September 26, 2016
September 29, 2016	October 24, 2016
November 3, 2016	November 28, 2016
November 17, 2016	December 12, 2016

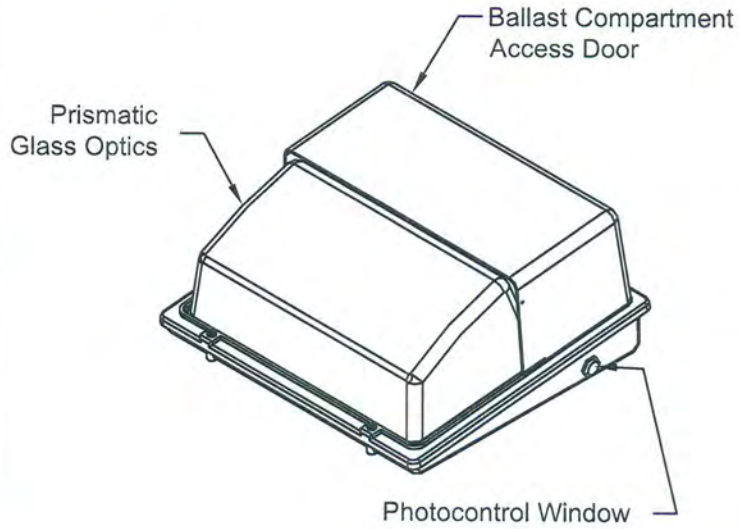
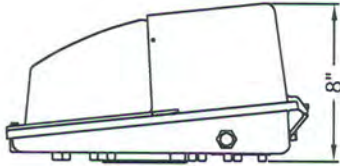
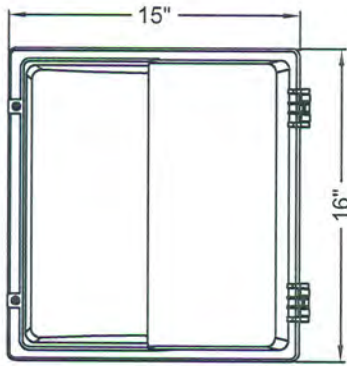
Deadline Date	Planning Commission
December 30, 2016	January 23, 2017
February 2, 2017	February 27, 2017
March 2, 2017	March 27, 2017
March 30, 2017	April 24, 2017
April 28, 2017	May 22, 2017
June 1, 2017	June 26, 2017
June 30, 2017	July 24, 2017
August 3, 2017	August 28, 2017
September 1, 2017	September 25, 2017
September 29, 2017	October 23, 2017
November 2, 2017	November 27, 2017
November 17, 2017	December 11, 2017

Tri-Mer Site - Owosso

Detention Volume Calculation					9,266	= Basin Volume (cubic feet)
Elevation (ft)	Area (sq.ft.)	Avg Area	Volume (cu.ft.)	Cummulative Volume (cu.ft.)		
743.5	80					
744.0	4,800	2,440	1,220	1,220		
744.2	5,140	4,970	994	2,214		
745.0	12,490	8,815	7,052	9,266		
Sum =			9,266			
Volume of 10yr storm =			3,500			
Runoff Storage Elevation						(x)
744.00	-		745.00	745.00	-	745.00
1220	-		9266	9266	-	9266
x =	744.28	Feet				
					3500	
					=	

TRI-MER - (3) NEW ON NORTH SIDE + (3) ON SOUTHSIDE

Maximum Weight - 28 Lbs. - MATCH EXISTING -

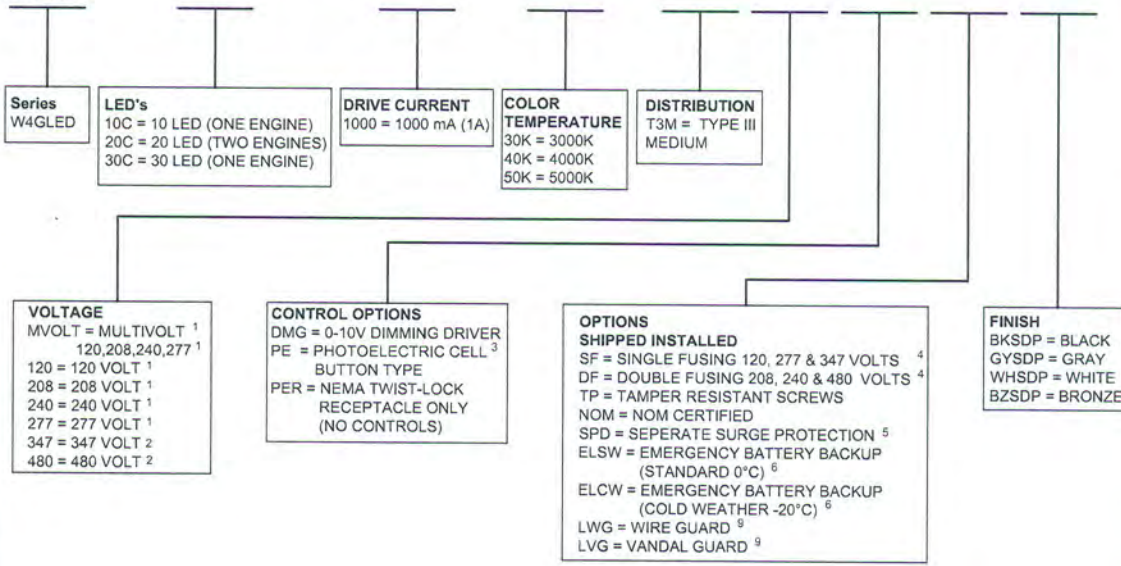


Wallpack® IV
GLASS LED

INFRASTRUCTURE
OUTDOOR



W4GLED



ORDERING INFORMATION:

ACCESSORIES

DLL127F 1.5 JU = PHOTOCELL -SSL	
	TWIST-LOCK (120-277V) ⁷
DLL347 1.5 CUL JU = PHOTOCELL -SSL	
	TWIST-LOCK (347V) ⁷
DLL480 1.5 CUL JU = PHOTOCELL -SSL	
	TWIST-LOCK (480V) ⁷
SC U = SHORTING CAP ⁷	
W4GVGU = VANDAL GUARD ⁸	
W4GWGU = WIRE GUARD ⁸	

NOTES:

- MVOLT driver operates on any line voltage from 120- 277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE).
- Not available with 10C option.
- Must specify voltage; not available with MVOLT.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- See the electrical section on page 2 for more details.
- Not available with 30C, 347, 480, PER, or SPD.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.
- Requires field modification (only when ordered as a separate accessory).
- Casting is pre-drilled for guard. Wire Guard ships separately.

THIS DRAWING WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUBMITTED FOR CONSIDERATION. ALL DIMENSIONS AND FINISHES WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED TO THE USER UNDER THE CONDITION THAT IT BE USED ONLY IN CONNECTION WITH THE MATERIAL FURNISHED BY HOLOPHANE. ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #:	
TYPE:	
DRAWN:	BGW
DATE:	6/23/16
DWG #:	W4GLED

Lumen Output

Lumen values are from photometric test in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

LED's	DRIVE CURRENT (mA)	SYSTEM WATTS	DIST. TYPE	50K (5000K, 65 CRI)				
				LUMENS	B	U	G	LPW
10C (10 LED)	1000	39W	T3M	3398	0	3	3	87
20C (20 LED)	1000	72W	T3M	7027	1	3	4	97
30C (30 LED)	1000	104W	T3M	8427	1	3	5	81

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

AMBIENT		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	.98

Project LED Lumen Maintenance

Data references the extrapolated performance projections for the W4GLED 30C 1000 platform in a 25° C ambient based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	.969	.935	.870

ELECTRICAL LOAD

LED's	DRIVE CURRENT (mA)	SYSTEM WATTS	CURRENT (A)					
			120	208	240	277	347	480
10C	1000	39W	0.36	0.21	0.18	0.16	-	-
20C	1000	72W	0.67	0.38	0.33	0.29	0.23	0.17
30C	1000	104W	0.96	0.56	0.48	0.42	0.33	0.24

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the W4GLED make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Die-cast aluminum housing has an impact-resistant, tempered glass lens that is fully gasketed. Modular design allows for ease of maintenance. The LED driver is mounted to the front casting to thermally isolate it from the light engine for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Protective glass lens covers the light engine's precision-molded proprietary acrylic lenses. Light engines are available in 4000K and 5000K configurations.

ELECTRICAL

Light engine(s) consist of 10 or 30 high-efficacy LEDs mounted to a metal-core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Back housing is separated from front housing, eliminating ballast weight and promoting easy handling. Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a conduit tee. Mount on any vertical surface. Not recommended in applications where a sprayed stream of water can come in direct contact with glass lens.

LISTINGS

UL listed for wet locations. Rated for -40°C minimum ambient. Luminaire is IP55 rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx.

NOTE:

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Wallpack® IV
GLASS LED

INFRASTRUCTURE
OUTDOOR

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An AcuityBrands Company

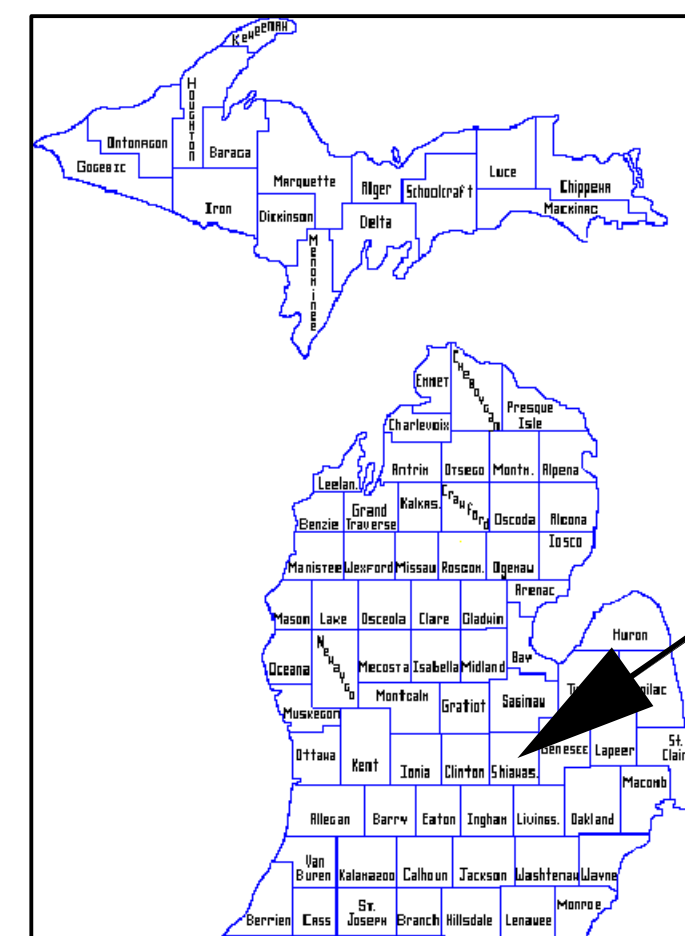
THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUBSTITUTED FOR THAT SHOWN HEREIN IF THE MANUFACTURER'S WRITINGS ON FILE ORDERS AN ANCHOR BOLT TIGHTENING TORQUE WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS WRITING FROM THE USER. IT IS NOT TO BE REPRODUCED IN ANY WAY DETRIMENTAL TO OUR INTERESTS AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #: _____
TYPE: _____
DRAWN: BGW
DATE: 6/23/16
DWG #: W4GLED

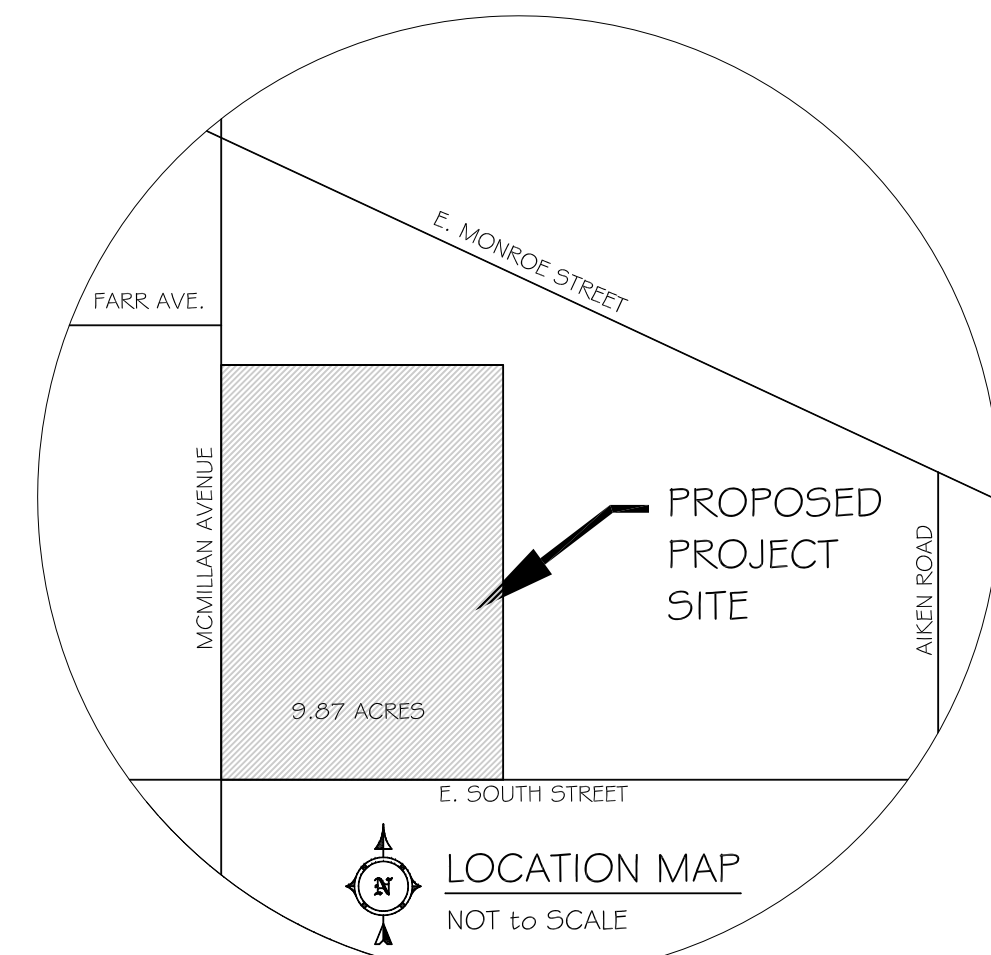
MANUFACTURING FACILITY ADDITION FOR



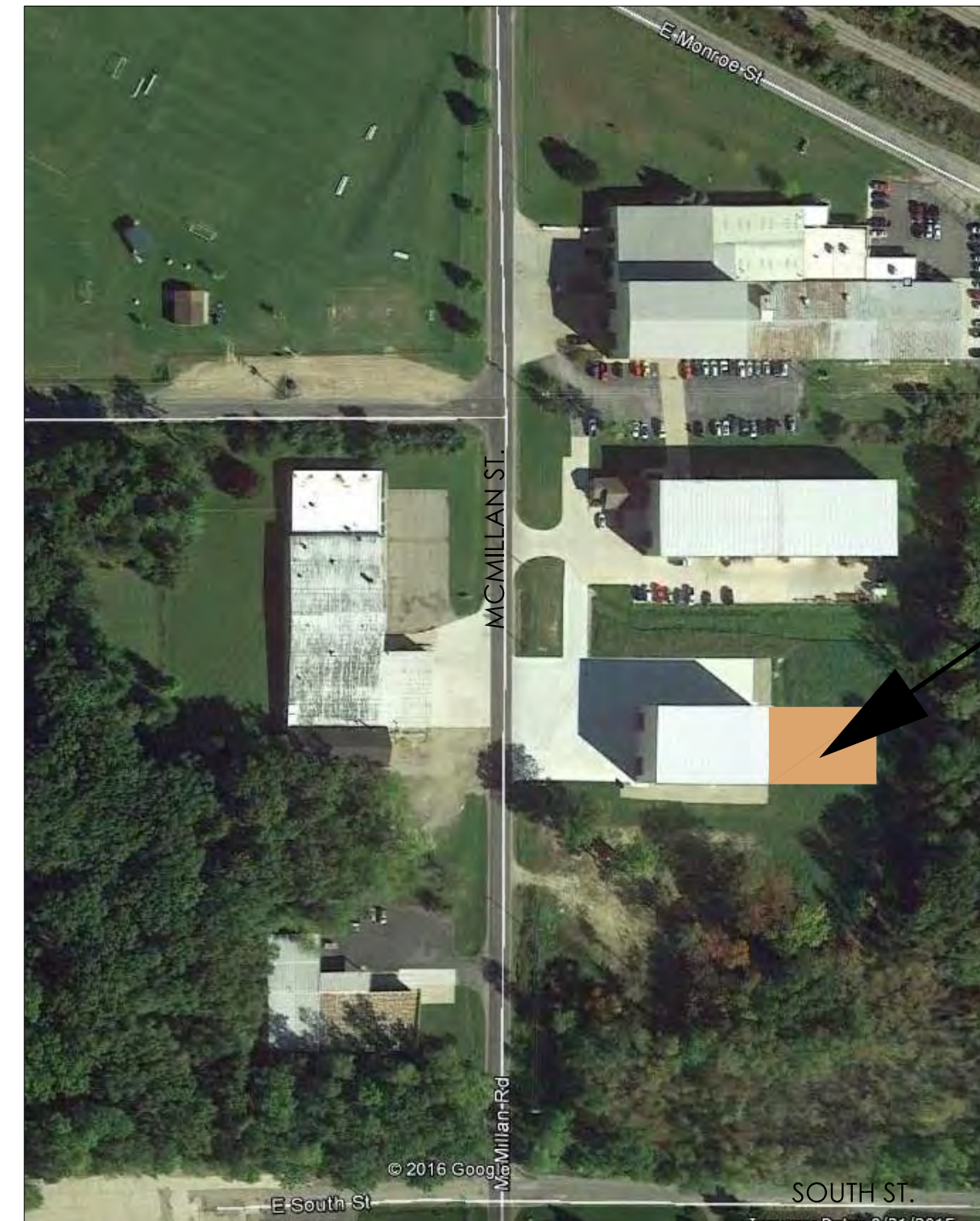
745 MCMILLAN STREET, OWOSSO, MI 48867



LOCATION MAP
NO SCALE



CITY of OWOSSO
SHIAWASSEE COUNTY, MICHIGAN
SECTION 19, T.7 N. - R.3 E.



PROJECT LOCATION

SITE
Not to Scale

SCHEDULE OF DRAWINGS

NO.	DESCRIPTION	STATUS
A	COVER/TITLE SHEET	☐
C1	OVERALL SITE & NOTES	☐
C2	ENLARGED SITE & SEC	☐
A1	FOUNDATION & FLOOR PLAN	☐
A2	EXTERIOR ELEVATIONS & BUILDING SECTION	☐
A3	SCHEDULES AND DETAILS	☐
M1	MECHANICAL PLAN	☐
E1	ELECTRICAL LIGHTING PLAN	☐

PLANNING COMMISSION
3-30-2017

GENERAL CODE REVIEW

FIRE RESISTANCE RATINGS:
TABLE 601: TYPE II-B =
STRUCTURAL FRAMING - 0 HR. REQUIRED
BEARING WALLS - 0 HR. REQUIRED
NONBEARING WALLS (INT.) - 0 HR. REQUIRED
NONBEARING WALLS (EXT) - 0 HR. REQUIRED
FLOOR CONSTRUCTION - 0 HR. REQUIRED
ROOF CONSTRUCTION - 0 HR. REQUIRED

FIRE PROTECTION:
SECTION 903.2.4 - GROUP "F-1"
PROVIDED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

MEANS OF EGRESS:
EGRESS WIDTH (SECTION 1005.1): 0.2' / PERSON (GREATEST LOAD 19 / DOOR * 0.2) = 3.8' / EXIT
PROVIDED: 36" MIN.
PANIC HARDWARE (SECTION 1008.1.10): NOT REQUIRED.
LIGHTING / SIGNAGE (SECTION 1011): PROVIDED.
COMMON PATH EGRESS TRAVEL DIST. (SECTION 1014.3): 100' MAX.; PROVIDED: 75' MAX., ALL EXITS ARE AT GRADE LEVEL.
EXIT ACCESS TRAVEL DIST. (TABLE 1014): 250' MAX.; PROVIDED: 75' MAX.
MIN. NUMBER REQUIRED (SECTION 1021): 2 REQUIRED; PROVIDED: 4.

ACCESSIBILITY: SECTION 1101
ROUTE (SECTION 1104): PROVIDED
ENTRANCE (SECTION 1105.1): PROVIDED
PARKING (TABLE 1106.1): 1 PER 25 SPACES: 35 SPACES; PROVIDED: 2 H.C.
TOILET/SINKS/FIXTURES (SECTION 1109.2): PROVIDED.
SIGNAGE (SECTION 1110): PROVIDED.

PLUMBING FIXTURES: EXISTING
LAVATORIES (MPC-TABLE 403.1): MALE/FEMALE: 1 PER 200; PROVIDED: (1) MEN'S & (1) WOMEN'S
TOILETS: (MPC-TABLE 403.1): MALE: 1 PER 75; FEMALE: 1 PER 75; PROVIDED: (1) MEN'S & (1) WOMEN'S
BARRIER-FREE (MBC-SECTION 1109): PROVIDED.

BUILDING DATA

USE GROUP: "F-1" FACTORY
TYPE OF CONSTRUCTION: II-B - FULLY SUPPRESSED
SQUARE FOOTAGE: 9,600 S.F. + 9,600 S.F. = 19,200 S.F.
OCCUPANT LOAD: PER CODE - 1 per 100 gross = 192
ACTUAL: 8 Employees

BUILDING CODES

- MICHIGAN BUILDING CODE - 2015
- BARRIER FREE - ICC/ANSI A 117.1 - 2009
- MICHIGAN MECHANICAL CODE - 2015
- MICHIGAN PLUMBING CODE - 2015
- MICHIGAN ELECTRICAL CODE - 2014 & PART 8 of STATE CONSTRUCTION CODE
- NFPA 101 / NFPA 13 - 2007

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS, AS SHOWN, ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED.



TOLL FREE: 800.482.7171

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

APPROVAL AGENCIES

COMMUNITY DEVELOPMENT
CITY OF OWOSSO BUILDING DEPARTMENT
301 W. Main Street
Owoosso, Michigan 48867
Phone: (989) 725-0544
Fax: (989) 725-0526
Director: Ms Susan Montenegro

BUILDING DEPARTMENT
CITY OF OWOSSO BUILDING DEPARTMENT
301 W. Main Street
Owoosso, Michigan 48867
Phone: (989) 725-0535
Fax: (989) 725-0546
Bldg. Admin: Mr. Brad Hissong

FIRE DEPARTMENT
CITY OF OWOSSO FIRE DEPT.
202 South Water Street
Owoosso, Michigan 48867
Phone: (989) 725-0594
Public Safety: Mr. Rick Brubaker

PROJECT TEAM

OWNER
TRI-MER CORPORATION
1400 E. Monroe, Owoosso, Michigan 48867
Contact: Mr. Brett Ruess
Phone: (989) 723-7838

CONTRACTOR
PERRIN CONSTRUCTION CO., INC.
8888 E. Lansing Rd., Durand, MI 48429
Contact: Mr. Scott Perrin
Phone: (989) 288-6046
e-mail: info@perrinconstruction.us

CIVIL ENGINEER
SPICER GROUP
230 S. Washington Ave., Saginaw, MI 48607
Contact: Mr. Craig Rudnick
Phone: 989-754-4717
e-mail: craigr@spicergroup.com

STRUCTURAL ENGINEER
CONN ENGINEERING CONSULTANTS, INC.
16360 Trotter Lane, Linden, Michigan 48451
Contact: Mr. Jason Conn
Phone: (810) 458-4350
e-mail: jason@connengineering.com

PRE-ENGINEERED BUILDING
KIRBY BUILDING SYSTEMS
124 Kirby Drive, Portland, TN 37148
Contact: Mr. Tony Linderman
Phone: 615-325-4165
e-mail: tlinderman@kirbybuildingsystems.com

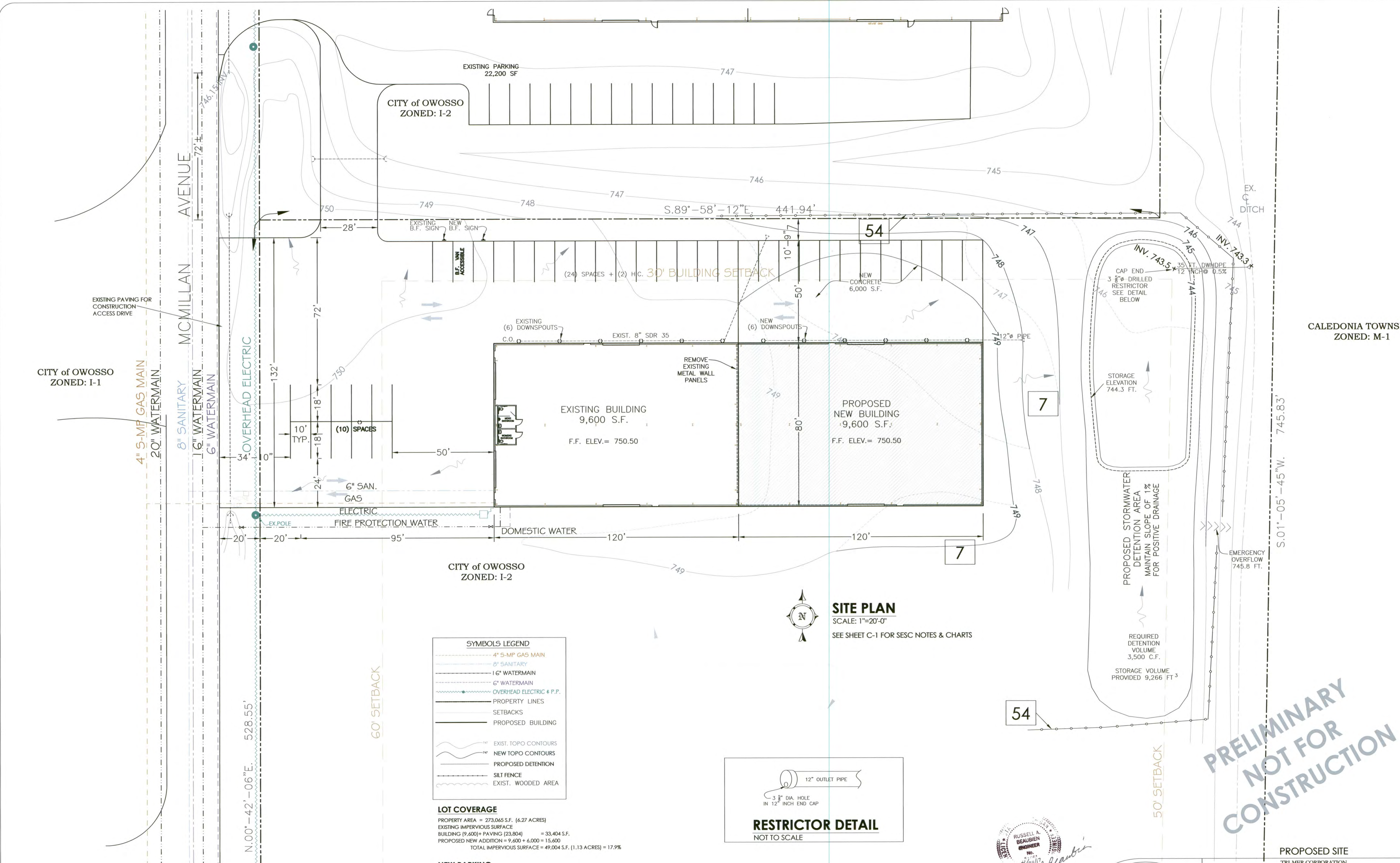
PRELIMINARY
NOT FOR
CONSTRUCTION



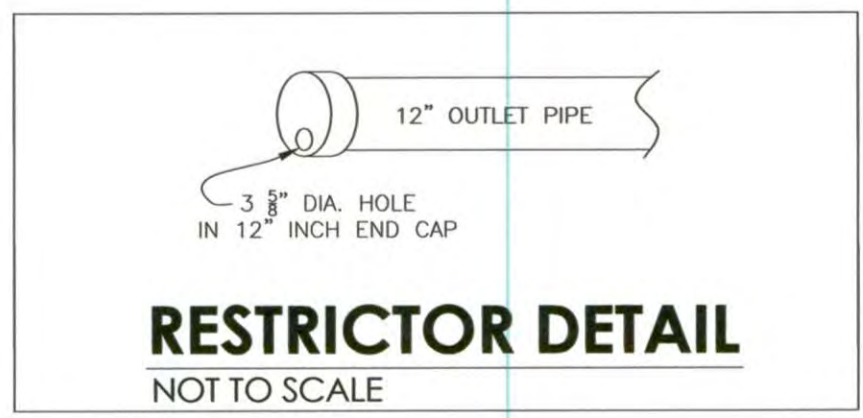
230 S. Washington Ave.
Saginaw, MI 48607
Tel. 989-754-4717
www.SpicerGroup.com
Project No. 124566SG2017
Drawing No. D-5348



COVER / TITLE	
TRI-MER CORPORATION 745 MCMILLAN ST. OWOSSO, MI 48867	
PERRIN CONSTRUCTION CO., INC. 8888 EAST LANSING RD. DURAND, MI 48429	REV DATE: MARCH 30, 2017
PERRINCONSTRUCTION	
COPYRIGHT 2017 ©	JOB NO. 4005 DRAWING NUMBER
DRAWN BY: JW FILE LOCATION: WPFFiles	SCALE: as noted
A0	



SITE PLAN
SCALE: 1"=20'-0"
SEE SHEET C-1 FOR SESC NOTES & CHARTS



- SYMBOLS LEGEND**
- 4" 5-MP GAS MAIN
 - 8" SANITARY
 - 16" WATERMAIN
 - 6" WATERMAIN
 - OVERHEAD ELECTRIC & P.P.
 - PROPERTY LINES
 - SETBACKS
 - PROPOSED BUILDING
 - EXIST. TOPO CONTOURS
 - NEW TOPO CONTOURS
 - PROPOSED DETENTION
 - SILT FENCE
 - EXIST. WOODED AREA

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROPOSED SITE

TRI-MER CORPORATION
745 MCMILLAN ST.
OWOSSO, MI 48867

PERRIN CONSTRUCTION CO., INC.
8888 EAST LANSING RD.
DURAND, MI 48829

PERRINCONSTRUCTION

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SCALE: as noted

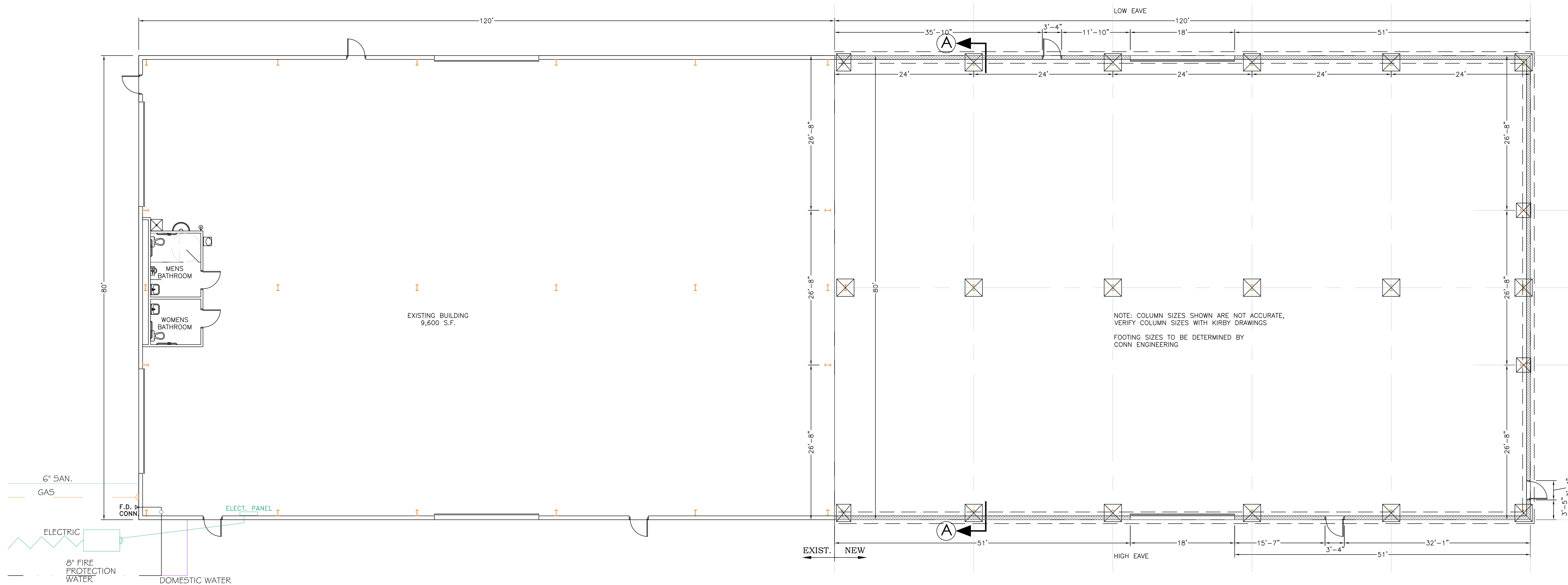


230 S. Washington Ave.
Saginaw, MI 48607
Tel. 989-754-4717
www.SpicerGroup.com
Project No. 124566SG2017
Drawing No. D-5348



Phone: (989) 288-6046
Fax: (989) 288-2731
info@perrinconstruction.us

ALL DIMENSIONS MUST BE VERIFIED IN FIELD BEFORE CONSTRUCTION



FLOOR PLAN
SCALE: 1/8"=1'-0"

ALL CONSTRUCTION SHALL COMPLY WITH LOCAL, STATE & NATIONAL CODES AS REQUIRED.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ALL DIMENSIONS MUST BE VERIFIED IN FIELD BEFORE CONSTRUCTION



FOUNDATION

TRI-MER CORPORATION
745 McMILLAN ST.
OWOSSO, MI 48867

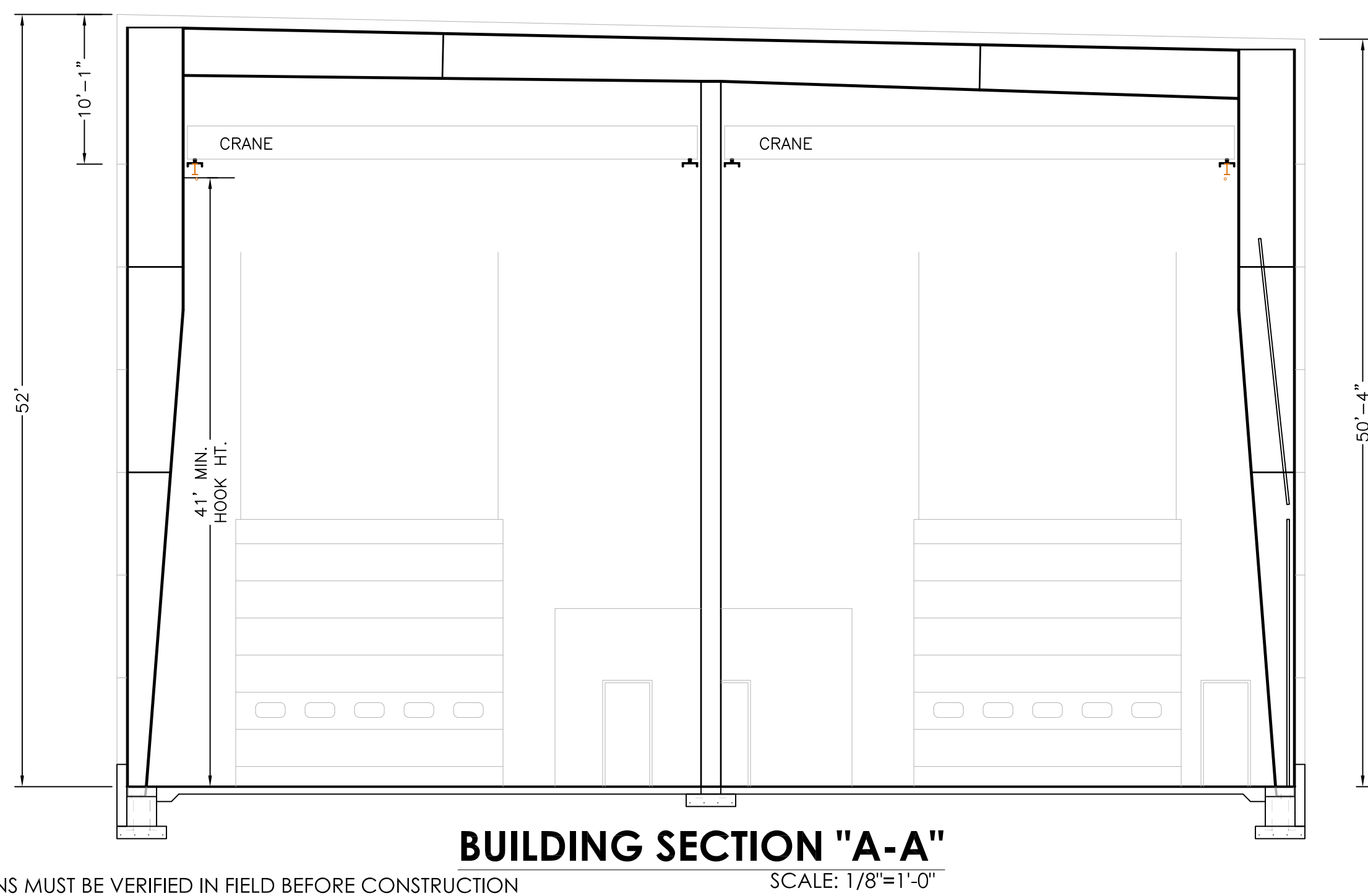
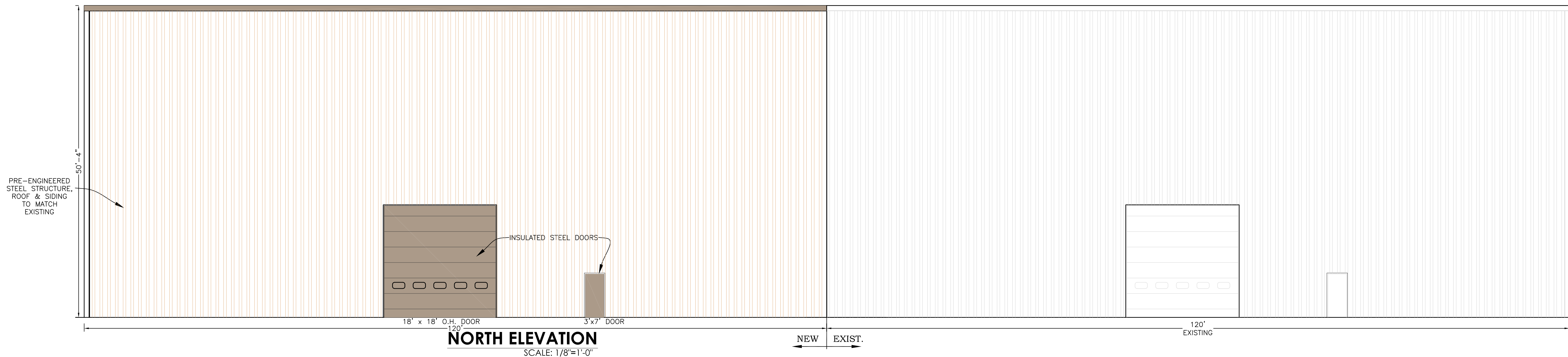
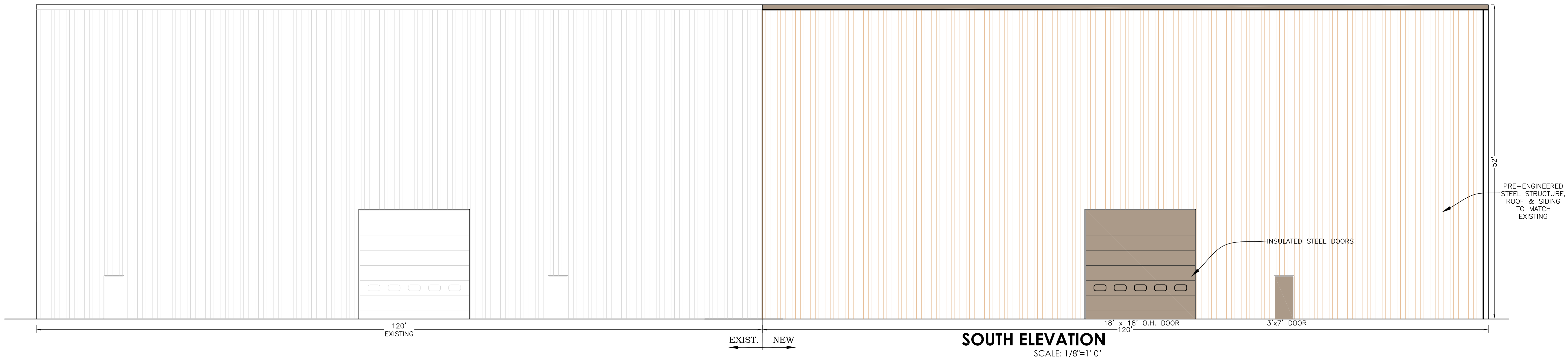
PERRIN CONSTRUCTION CO., INC.
8888 EAST LANSING RD.
DURAND, MI 48429

PERRINCONSTRUCTION

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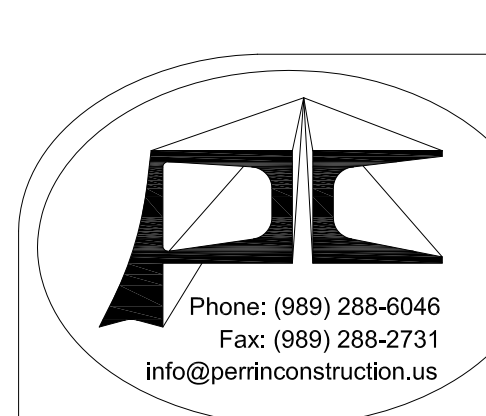
DATE: MARCH 30, 2017
REVISED:

SCALE: as noted



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SECTION & ELEVATIONS



PERRIN CONSTRUCTION CO., INC. 8888 EAST LANSING RD. DURAND, MI 48429		REV: _____ DATE: MARCH 30, 2017
PERRINCONSTRUCTION		
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SECTION & ELEVATIONS

ARTICLE XXII. - SIGNS^[4]

Chapter 26 - SIGNS

ARTICLE I. – MICHIGAN BUILDING CODE

Sec. 26-1. - Adoption of Michigan Building Code.

The current edition of the Michigan Building Code shall be in full force and effect in the City as if set out fully herein. Complete printed copies of the code are available for public use and inspection at the office of the city clerk.

Secs. 26-2, 26-4. - Reserved.

ARTICLE II. - IN GENERAL

Sec. 26-5. – Short title.

This ordinance shall be known as and may be cited as the City of Owosso Sign Ordinance.

Sec. 26-6. - Purpose.

The purpose of this article is to regulate signs and to minimize outdoor advertising within the city so as to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of sight distance; promote public convenience; preserve property values; support and complement land use objectives as set forth in the City of Owosso Master Plan and this article; and enhance the aesthetic appearance and quality of life within the city. The standards contained herein are intended to be content neutral.

These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the city so as to:

- a. Recognize that the proliferation of signs is unduly distracting to motorists and non-motorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- b. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- c. Reduce visual pollution and physical obstructions caused by a proliferation of signs which would diminish the city's image, property values and quality of life.
- d. Recognize that the principal intent of commercial signs, to meet the purpose of these standards and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names, or off-premises activities; alternative channels of advertising communication and media are available for advertising which do not create visual blight and compromise traffic safety.
- e. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- f. Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- g. Protect the public right to receive messages, especially noncommercial messages such as religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the U.S. Constitution.
- h. The regulations and standards of this article are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, protection of property values, and are intended to be content neutral.

- i. Prevent off-premises signs from conflicting with other allowed land uses.
- j. Maintain and improve the image of the city by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings.
- k. Prohibit portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics.
- l. Preserve and enhance the image of the city's Central Business District.

Sec. 26-7. - Applicability; effect and scope.

A sign may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this chapter.

The effect of the chapter as more specifically set forth herein, is:

- (1) To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this chapter.
- (2) To allow signs that are small unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter, but without a requirement for permits.
- (3) To provide for temporary signs without commercial messages in limited circumstances in the public right-of-way.
- (4) To prohibit all signs not expressly permitted by this chapter.
- (5) To provide for the enforcement of the provisions of this chapter.

Sec. 26-8. - Reserved.

ARTICLE III. - DEFINITIONS

Sec. 26-9. - Sign definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning.

Abandoned sign. Any sign which is still on the premises six (6) months after a business ceases to operate or moves from the location.

Administrator. The building official or his designated representative within the building department.

Alteration. Any construction or repair which significantly changes a sign, including additions or deletions to the sign structure.

Accessory sign: A sign which pertains to the use of the premises on which it is located.

Animated sign: A sign which uses lights, moving parts, or other means to depict action, create an image of a living creature or person, or create a special effect or scene.

Awning or canopy sign: A non-rigid fabric marquee or awning-type structure which is attached to the building by supporting framework, which includes a business identification message, symbol and/or logo. See "wall sign."

Banner: A fabric, plastic or other sign made of non-rigid material without enclosing structural framework. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banner signs.

Billboard: A sign separate from a premises erected for the purpose of advertising a product, event, person, or subject not related to the premises on which the sign is located. Permitted off-premises

directional signs shall not be considered billboards for the purpose of this article.

Building marker. Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Business center: A grouping of two or more business establishments on one or more parcels of property which may share parking and access and are linked architecturally or otherwise present the appearance of a unified grouping of businesses. A business center shall be considered one use for the purposes of determining the maximum number of ground signs. An automobile or vehicle dealership shall be considered a business center regardless of the number or type of models or makes available, however, used vehicle sales shall be considered a separate use in determining the maximum number of signs, provided that the used vehicle sales section of the lot includes at least 25 percent of the available sales area.

Changeable message sign: A sign on which the message is changed mechanically, electronically or manually, including time/temperature signs; also called menu board, reader board or bulletin board.

Combination sign. Any sign which combines the characteristics of two (2) or more signs.

Community special event sign: Signs and banners, including decorations and displays celebrating a traditionally-accepted patriotic or religious holiday, or special municipal, school or other non-profit activities.

Construction sign: A temporary sign identifying the name(s) of project owners, contractors, developers, realtors representing developers, architects, designers, engineers, landscape architects, and financiers of a project being constructed or improved; and not including any advertising of any product or announcement of availability of leasing space.

Directional sign: A sign which assists motorists in determining or confirming a correct route such as, enter, exit and parking signs. Business identification or logo on such a sign is considered and calculated as part of the allowable square footage for a ground sign.

Festoon: A string of ribbons, tinsel, small flags, pinwheels or lights, typically strung overhead in loops.

Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision, or other entity.

Flashing sign: A sign which contains an intermittent or sequential flashing light source.

Freestanding sign: A sign which is erected upon or supported by the ground, including "pole or pylon signs" and "ground signs."

Gasoline price sign: A sign which is used to advertise the price of gasoline. In the event that the brand identification sign is attached to or is a part of the sign advertising price, that portion of the sign used for advertising price shall be considered the gasoline price sign.

Ground or monument sign: A three-dimensional, self-supporting, base-mounted freestanding identification sign, consisting of two or more sides extending up from the base, and upon which a message, business, group of businesses or center name is affixed.

Identification sign. Also a "nameplate" sign or "information" sign with only name and address of occupant on the sign bearing no advertising message or logo.

Illegal sign: A sign which does not meet the requirements of this article and does not have legal nonconforming status.

Illuminated sign. Any sign that provides artificial light directly on or through any transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light with a source so obscured and shielded that no direct rays from it are visible from a public right-of-way or from an abutting property.

Incidental sign: A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include credit card signs, signs indicating the hours of business, no smoking signs, signs used to designate bathrooms, and signs providing information on credit cards and business affiliations.

Integral sign: A memorial sign or commemorative tablet which contains names of buildings, dates of erection, and monumental citations.

Luminous tube: See "neon" and "outline tubing sign."

Mansard: A sloped roof or roof-like façade. Signs mounted on the face of a mansard roof shall be considered wall signs.

Maintenance. For the purposes of this chapter, the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

Marquee: A permanent roof-like structure or canopy, supported by and extending from the face of the building. A marquee sign is a sign attached to or supported by a marquee structure.

Menu board, reader board, or bulletin board: See "changeable message sign."

Moving sign: A sign in which the sign itself, or any portion of the sign, moves or revolves. A "rotating sign" is a type of moving sign. This definition does not include "changeable message signs."

Mural: A design or representation which is painted or drawn on the exterior surface of a structure and which does not advertise a business, product, service, or activity.

Nameplate: A nonelectric, on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

Neon sign: See "outline tubing sign."

Nonconforming sign: A sign that does not comply with the size, placement, construction or other standards or regulations of this article, but were lawfully established prior to its adoption. Signs for which the zoning board of appeals has granted a variance are exempt and shall not be defined as nonconforming.

Obsolete sign: A sign that advertises a product that is no longer made or that advertises a business that has closed.

Off-premises sign: A sign which identifies a use or advertises products and services not available on the site or parcel on which the sign is located; a sign which directs travelers or provides a message unrelated to the site on which the sign is located, e.g. billboards.

On-premises sign: A sign providing the address and name of owner of a parcel of land; a sign advertising a business, service or product sold or produced on the same site or parcel.

Outline tubing sign: A sign consisting of glass tubing, filled with a gas such as neon, which glows when electric current is sent through it. See "neon" and "luminous tube".

Owner. A person regarded as such on city tax records, or a tenant of the premises so designated by the administrator.

Parapet: The extension of a false front or wall above a roof line. Signs mounted on the face of a parapet shall be considered wall signs.

Pennant. Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Permanent sign: A sign designed to be installed permanently in the ground a minimum of 42 inches deep by use of a steel post, wood post or other appropriate materials.

Political sign: A temporary sign used in connection with local, state, or national elections or referendums.

Portable sign: A sign designed to be moved from place to place, whether or not it is permanently attached to the ground or structure. This includes hot-air and gas-filled balloons, banners, pennants, streamers, festoons, ribbons, tinsel, pinwheels, nongovernment flags, and searchlights; but excludes political signs, real estate signs, construction signs, permanent changeable message signs, and regulatory/government signs.

Poster panel sign: A type of temporary sign that is used to draw attention to matters that are temporary in nature, such as price changes or sales. "A" frame or sandwich signs are types of poster panel signs.

Premises. The contiguous land in the same ownership or control which is not divided by a public street.

Principal building. The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

Programmable display sign. An animated sign, including LED's, made up of a field of individual electronic elements or mechanical grids that, when programmed and activated, create still or moving images or words. The elements may be internally illuminated or may be illuminated by reflected light. The sign may be framed by permanent, nonmoving signage.

Projecting sign: A sign, other than a wall sign, that is affixed to any building or wall and whose leading edge extends more than 12 inches beyond such building or wall.

Public sign: A sign erected in the public interest by or upon orders from a city, state, or federal public official. Examples of public signs include: legal notices, safety signs, traffic signs, memorial plaques, signs of historical interest, and similar signs.

Pylon or pole sign: A sign supported on the ground by a pole, braces, or monument, and not attached to any building or other structure.

Real estate development sign: A sign that is designed to promote the sale or rental of lots, homes, or building space in a real estate development (such as a subdivision or shopping center) which is under construction on the parcel on which the sign is located.

Real estate open house sign: Temporary signs which advertise and direct the public to an open house for a building which is available for sale or lease, with the event held on a specific day.

Real estate sign: An on-premises temporary sign advertising the property or structure's availability for sale or lease.

Regulatory sign: A sign installed by a public agency to direct traffic flow, regulate traffic operations and provide information in conformance with the Michigan Manual of Uniform Traffic Control Devices.

Residential entranceway sign: A sign which marks the entrance to a subdivision, apartment complex, condominium development, or other residential development.

Roof line: The top edge of a roof or building parapet, whichever is higher, excluding cupolas, pylons, chimneys, or similar minor projections.

Roof sign: Any sign that extends above the roofline or is erected over the surface of the roof.

Rotating sign: See "moving sign."

Sign: Any device, structure, fixture, figure, symbol, banner, pennant, flag, balloon, logo, or placard consisting of written copy, symbols, logos and/or graphics, designed for the purpose of bringing attention to, identifying or advertising an establishment, product, goods, services, or other message to the general public. Unless otherwise indicated, the definition of "sign" includes interior and exterior signs which are visible from any public street, sidewalk, alley, park, or public property, but not signs which are primarily visible to and directed at persons within the premises upon which the sign is located.

Temporary sign: A sign not constructed or intended for long-term use. Examples of temporary signs include signs which announce a coming attraction, a new building under construction, a community or civic project, or other special events that occur for a limited period of time such as a garage or estate sale.

Time and temperature sign: Signs which display the current time and/or temperature.

Vehicle sign: Signs affixed to a parked vehicle or truck trailer which is being used principally for advertising purposes, rather than for transportation purposes.

Wall sign: A sign attached parallel to and extending not more than 12 inches from the wall of a building. Painted signs, signs which consist of individual letters, cabinet signs, and signs mounted on the face of a mansard roof shall be considered wall signs. Permanent signs, which are not affixed directly to a window or are positioned next to a window so that they are visible from the outside, shall also be considered wall signs.

Window sign: A sign located in or on a window which is intended to be viewed from the outside. Permanent window signs which are not affixed directly to a window or are positioned next to a window so that they are visible from the outside shall be considered wall signs.

Sec. 26-10. - Reserved.

ARTICLE IV. - GENERAL PROVISIONS

Sec. 26-11. – Permits required and fees.

It shall be unlawful for any person to erect, re-erect, make an alteration, or relocate any sign unless a permit shall have been first obtained from the administrator, and a permit fee paid in accordance with the schedule adopted by resolution of the city council. Electrical signs shall, in addition, require an electrical permit.

Sec. 26-12. – Sign erector qualifications.

The administrator shall evaluate, authorize or deny as a part of the permit the person assigned to the installing of, erecting, maintaining, repairing or altering a sign. The authorization of the erector shall be based on the administrator's evaluation of the direct experience of the person specified for the sign work. Notwithstanding the previous sentences, a person does not undergo evaluation to install a nonelectrical sign, provided the sign does not exceed an area of thirty-two (32) fee, a height of seven (7) fee above grade, has no illumination, and no remuneration, monetary or otherwise, is involved.

Sec. 26-13. - Application.

Applications for sign permits and the appropriate nonrefundable fee shall be made upon forms provided by the building department for this purpose and in accordance with application specifications published by the administrator. These specifications shall be as complete in form as necessary for evaluation of the sign in relationship to the requirements of this chapter.

Sec. 26-14. - Completeness.

Within ten (10) days of receiving an application for a sign permit, the administrator shall review it for completeness. If the administrator finds that it is complete, the application shall then be processed. If the administrator finds that it is incomplete, the administrator shall, within such ten (10) day period, send to the applicant a notice of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this chapter. If it is discovered that the sign permit application contains any false information, the administrator may revoke the permit or deny the application, whichever is appropriate.

Sec. 26-15. - Issuance and denial.

The administrator shall issue a permit and permit sticker or tag for the erection, structural alteration, or relocation of a sign within ten (10) days of receipt of a valid application, provided that the sign complies with all applicable laws and regulations of the city. In all applications, where a matter of interpretation arises, the more specific definition or higher standard shall prevail.

When a permit is denied, the administrator shall within ten (10) days, give a written notice to the applicant along with a brief statement of the reasons for denial, citing code sections and interpretation of possible nonconformity.

Sec. 26-16. - Inspection.

A person conducting or performing work covered by a permit required by this chapter shall notify the administrator when such work has commenced. Unless otherwise indicated, no person shall conceal any portion of such work until it has been inspected and approved by the administrator. The administrator shall cause an inspection of the zone lot for which each permit for a new sign or for modification of an existing sign is issued during the sixth month or at such earlier date as the owner may request. If the construction is not substantially complete at the time of a six month inspection, the permit shall lapse and become void. If the construction is complete, the administrator shall issue a certificate of completion to the owner and the

erector.

Sec. 26-17. - Signs exempt from regulation.

The following signs shall be exempt from regulation under this ordinance:

- (1) Any sign of a governmental unit required by a valid and applicable federal, state, or local law, regulation, or ordinance.
- (2) Holiday lights and decorations on residential zone lots with no commercial message.
- (3) Works of art of a noncommercial nature.
- (4) Flags of any country, state, or unit of local government not causing a vision obstruction at intersections or flown at the top of a pole over thirty-five (35) feet in height. Any flag not meeting these conditions shall be subject to regulation as such.

Sec. 26-18. - Prohibited signs.

The following signs are prohibited in all districts:

- a. Signs which obstruct free access or egress from any building, including those that obstruct any fire escape, required exit way, window, or door opening or that prevent free access to the roof by firefighters.
- b. Moving signs and signs having moving members or parts, excluding barber poles, and electronic poles.
- c. Signs using high intensity or flashing lights, festoons, spinners or other animated devices.
- d. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no flashing, oscillating or intermittent, or red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two or more streets.
- e. Signs which obstruct or impair the vision of motorists or non-motorized travelers at any intersection, driveway, within a parking lot or loading area.
- f. Non-regulatory signs placed in any public right-of-way; attached to a utility pole; or affixed to a tree, street furniture, or waste receptacles.
- g. Roof signs unless specifically permitted elsewhere in this article.
- h. Portable signs, as defined, not provided for in this article.
- i. Pylon or pole signs not provided for in this article.
- j. Any sign or sign structure which:
 1. Is structurally unsafe.
 2. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.
 3. Is capable of causing electric shock to person who come in contact with it.
 4. Is not kept in good repair, such that it has broken parts, missing letters, or nonoperational lights.
- k. Any sign which makes use of the words "stop", "look", or "danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.

Sec. 26-19. - General standards for permitted signs.

Signs which are permitted as accessory uses serving a commercial or informational purpose may be permitted subject to the requirements of this article; provided, that no such sign shall be erected or altered until approved by the building official/zoning administrator and until a sign permit has been issued

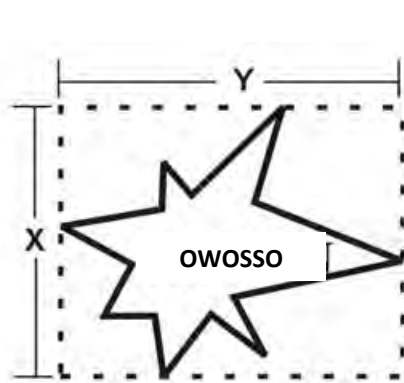
pursuant to chapter 26 of the City of Owosso Code of Ordinances.

- a. Sign setbacks.
 1. All signs, unless otherwise provided for, shall be set back a minimum of ten feet from any public or private street right-of-way line or access drive in all districts. This distance shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the right-of-way.
 2. Side yard setbacks for signs shall be the same as that required for the main structure or building, provided that all nonresidential signs shall be set back at least 100 feet from any residential district.
- b. Location. Sign location to assure adequate sight distance. In order to ensure adequate sight distance for motorists, bicyclists and pedestrians, a minimum clear vision area shall be maintained between a height of 24 inches and six feet within a triangular area measured 25 feet back from intersection of public right-of-way lines. Furthermore, signs shall not be permitted where they obstruct motorist vision of regulatory signs, traffic-control devices or street signs.
- c. Design and construction. Signs, as permitted in the various zoning districts, shall be designed to be compatible with the character of building materials and landscaping to promote an overall unified and aesthetic effect in accordance with the standards set forth herein. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose. New box sign panels with a white or tan background must be blackened internally so only the letters show when illuminated.
- d. Illumination.
 1. Signs may be illuminated, but only by steady, stationary, shielded light sources directed solely at the sign or internal to it.
 2. Use of glaring undiffused lights, bare bulbs, or flames is prohibited.
 3. Lighting shall be shielded and/or pointed downward so as not to project onto adjoining properties or thoroughfares.
 4. Underground wiring shall be required for all illuminated signs not attached to a building.
- e. Maintenance and construction.
 1. Every sign shall be constructed and maintained in a manner consistent with the Michigan Building Code provisions and maintained in good structural condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all metal, wood or other materials used for parts and supports.
 2. All signs erected, constructed, reconstructed, altered or moved shall be constructed in such a manner and of such materials so that they shall be able to withstand wind pressure of at least 20 pounds per square foot or 75 mph.
 3. All signs, including any cables, guy wires, or supports shall have a minimum clearance of four feet from any electric fixture, street light, or other public utility pole or standard.
- f. Measurement. Measurement of allowable sign area (see Figure 26.1 Guidelines for Measuring Sign Face Square Footage below).
 1. The allowable area for signs shall be measured by calculating the square footage of the sign face and any frame or base of other material or color forming an integral part of the display or used to differentiate it from the background against which it is placed as measured by enclosing the most protruding points or edges of a sign within a parallelogram or rectangle.
 2. When a sign has two or more faces, the area of all faces shall be included in calculating the area of the sign except that where two such faces are placed back to back, only larger face shall be considered, provided that both faces are part of the same structure, contain the same message and are separated by no more than two feet.
 3. For purposes of calculating sign area allowed as a wall sign, the wall sign square footage

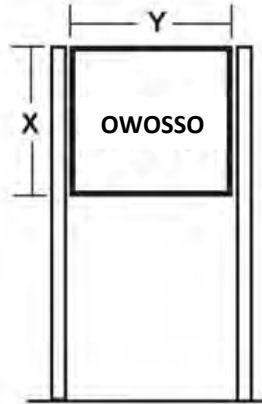
shall be determined by measuring a parallelogram (box) which includes the portion of the canopy which contains a message, symbol and/or logo (examples are shown on the attached figures).

4. When a sign consists solely of lettering or other sign elements printed, painted or mounted on a wall of a building without any distinguishing border, panel or background, the calculation for sign area shall be measured by enclosing the most protruding edges of the sign elements within a parallelogram or rectangle.

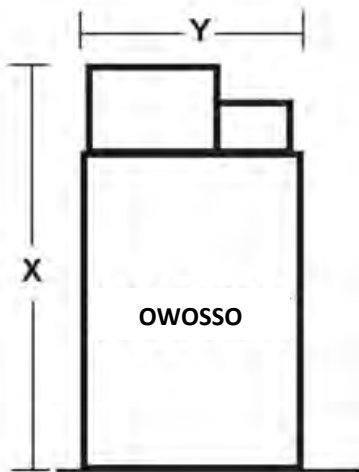
Guidelines for Measuring Sign Face Square Footage
Figure 26.1



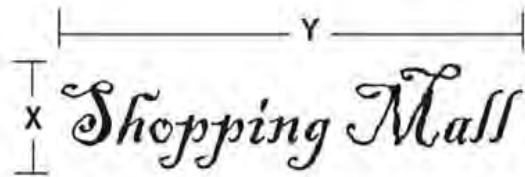
ALL SIGNS
 Measurements taken from the outermost points of the panel



DIRECTIONAL SIGNS
 Post are not included in the measurement of a sign face



GROUND SIGNS
 Measurements taken from the outermost points of the sign face



WALL, CANOPY, or PROJECTING SIGNS
 Measurements taken from the outermost points of the copy

Sec. 26-20. – Off-Premise Signs.

A. OFF-PREMISE ADVERTISING

The regulation of off-premise signs is intended to enhance and protect community character and image by minimizing visual blight and pollution, and to minimize traffic safety hazards due to diversion of the driver's attention and blockage of sight distances. Off-premise sign regulations address the location, size, height and related characteristics of such signs.

1. Area and Height Limitations: No off-premise sign may be erected or maintained of a greater surface area than three hundred (300) square feet for each side of such sign. The top of the sign shall be no more than twenty-five (25) feet above the ground and the bottom of the sign shall be at least ten (10) feet above the ground. Double faced off-premise sign structures (i.e., structures having back-to-back faces) and V-type structures having only one face visible to traffic proceeding from any given direction on a street or highway shall be considered as one off-premise sign.
2. Location: Static and digital off-premise signs may be erected only in the Industrial District. No off-premise sign may be erected or maintained within fifty (50) feet of street lines at any street intersection and shall have a minimum setback from the front property line of twenty-five (25) feet. No off-premise sign shall be installed or placed on top of, cantilevered or otherwise suspended above the roof of any building.
3. Spacing: Off-premise signs shall be located no closer to one another than five hundred (500) feet.
4. Illumination: An off-premise sign may be illuminated, provided such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, into the path of oncoming vehicles, or on any adjacent premises. In no event shall any off-premise sign have flashing or intermittent lights, nor shall the lights be permitted to rotate or oscillate.
5. Digital Off-Premise Signs:
 - a) Rate of Change: The rate of change between static messages or images shall not exceed more than one (1) change per six (6) seconds. Each change shall be complete in one (1) second or less.
 - b) Luminance: The maximum daylight sign luminance level shall not exceed 62,000 candelas per meter squared at 40,000 lux illumination beginning ½ hour after sunrise and continuing until 1/2 hour before sunset and does not exceed 375 candelas per meter squared at 4 lux illumination at all other times.
 - c) Digital off-premise signs shall be configured to default to a static display in the event of mechanical failure.
6. An off-premise sign must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. An off-premise sign must be maintained so as to assure proper alignment of structure, continued structural soundness, and continued readability of the message(s).
7. An off-premise sign established within an industrial area, as defined in the Highway Advertising Act of 1972 (1972 PA 106, as amended) bordering interstate highways, freeways or primary

highways as defined in said Act shall, in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated thereunder.

B. COMBINATION OFF-PREMISE & ON-PREMISE ELECTRONIC MESSAGE BOARDS

Digital signs which are used to advertise both on-premise and off-premise establishments shall comply with the following regulations:

1. A permanent, static on-premise primary sign must be in existence totaling at least twenty-five (25) percent of the allowable sign size in the district. The balance of the total allowable sign area may consist of the Combination Off-Premise/On-Premise Sign.
2. The Combination Off-Premise/On-Premise Sign shall adhere to the regulations contained in.
3. Digital messages may advertise the on-premise establishment. The balance of the messages may advertise off-premise establishments under the same ownership and/or public service announcements.
4. Each message shall remain readable for at least six (6) seconds.
5. Combination Off-Premise & On-Premise Digital Signs shall be spaced at least five hundred (500) feet apart in all Districts.
6. Combination Off-Premise & On-Premise Digital Signs shall be allowed in the B-2, B-3, B-4, I-1 and I-2 Districts.
7. Combination Off-Premise/On-Premise Signs shall count toward the total sign area allowed for the property.

C. OFF-PREMISE DIRECTIONAL SIGNS

1. Private Off-Premise Directional Signs: Private off-premise directional signs which provide directions to a commercial or industrial establishment which is not located on a primary street within the city shall be allowed on private property provided there exists a written agreement between the property owner and the business/industry. Said agreement shall be filed with the city of Owosso.
 - a) Off-premise directional signs shall be no greater than twelve (12) square feet.
 - b) Sign lettering may display the off-premise business name, address, and an arrow indicating direction.
 - c) Off-premise directional signs shall only be located on B-2, B-3, B-4, I-1, and I-2 Districts.
 - d) One (1) off-premise direction sign is permitted per industrial zoning lot.
2. Public Off-Premise Directional Signs: Public off-premise directional signs erected by the City, State of Michigan, or the Downtown Development Authority shall be permitted in the street right-of-way.

D. OFF-PREMISE PRIVATE SIGNS IN THE PUBLIC RIGHT-OF-WAY: Private A-frame signs may be allowed in the public right-of-way. The following regulations shall apply:

1. Signs shall be approved by the city council.

2. Signs shall be removed each night.
3. Maximum size 2' wide by 4' in total height for each panel with a maximum of 2 panels per sign. Maximum spread between the two panels at the base shall be 2'6".
4. The owner of the property abutting the right-of-way on which the sign is placed shall be notified, prior to city council approval, that the sign is being requested.

Sec. 26-21. - Specific sign standards.

The number, display area, and height of signs within the various zoning districts are provided in the sign dimensional standards and regulations table and its accompanying footnotes. Additional standards for specific types of signs are given below.

SIGN DIMENSIONAL STANDARDS AND REGULATIONS								
	Wall, Canopy or Projecting Sign (c)		Ground Sign (c)			Temporary Signs (d)		
District	Number Allowed	Max. Size	Number (b)	Max. Size Per Sign Face	Max. Height	Max. Size Per Sign	Total Area Per Parcel	Max. Height
R-1, R-2, RM-1, RM-2, R-T	-	10% of front façade for all uses other than single family homes, duplexes, and attached condominiums	1	24 square feet	6 feet	6 square feet	14 square feet	4 feet
Home Occupations	-	-	-	-	-	-	-	-
B1, B-2, B-3, B-4 PUD	1 per businesses (a)	10% of front façade or 100 square feet, whichever is less (a)	1	72 square feet	6 feet	24 square feet	48 square feet	6 square feet
I-1 and I-2	1 per businesses (a)	20% of front façade or 200 square feet, whichever is less (a)	1	72 square feet	6 feet	24 square feet	48 square feet	6 square feet

Footnotes to the Sign Dimensional Standards and Regulations Table

- (a) One wall sign shall be allowed per business, in addition to any other allowed ground signs. Businesses located on a corner lot shall be allowed up to two wall signs, one for each front façade. The maximum wall sign area shall not exceed ten percent of the front façade of the building (any façade which faces a public or approved private street), per use or business establishment. However, for a commercial structure containing one use or business establishment, as determined by the planning commission, the size of the wall sign may be increased up to the maximum square footage as follows:

201 - 400 linear feet of building frontage facing a public street and having a public entrance	150 square feet
Greater than 400 linear feet of building frontage facing a public street and having a public entrance	200 square feet

(b) Only one ground sign is permitted per use, including uses which occupy more than one parcel and business centers containing more than one business or use, with additional signs permitted according to the following table, however, no site shall have more than two ground signs, regardless of the number of street frontages or the amount of frontage. Single uses on a single parcel do not qualify for this consideration:

Frontage along 2 or more rights-of-way	1 sign up to the maximum sign face area shall be allowed along 2 frontages
300 feet of frontage along 1 right-of-way	1 ground sign along that frontage
Greater than 300 feet of frontage along 1 right-of-way	2 ground signs

(c) Changeable message signs and gasoline price signs may be permitted as part of a monument sign in the Business Districts and Industrial Districts, and when associated with a commercial in accordance with the following:

- (1) One changeable message sign or one gasoline price sign shall be permitted per premises, but not both.
- (2) Message or gasoline price changes may occur electronically or manually.
- (3) The area of a changeable message sign or gasoline price sign shall not exceed one-third the total area of the sign.
- (4) Illumination shall be concentrated within the face of the sign to prevent glare upon adjoining properties and thoroughfares.
- (5) Electronic messages or gasoline prices shall not flash, fade in or out, or scroll.
- (6) Any voids or burned out bulb in an electronic display shall be replaced.
- (7) Electronic changeable message signs and gasoline price signs shall be at least 100 feet from any residential district or use, except as modified in subsection 10 below.
- (8) Electronic changeable message signs and gasoline price signs shall use only one color of lighting or bulbs to prevent nuisances and distractions upon adjoining properties and thoroughfares.
- (9) One gasoline price sign is permitted for an overhead gas pump canopy with an area not to exceed ten percent of the canopy façade and when this is the only changeable message sign on the property.
- (10) One electronic message sign, meeting the above requirements, may be approved by the planning commission for institutional uses, meaning a use by public or quasi-public institution such as a religious organization, church, nonprofit organization, academic institution, library or hospital, located in a residential district when meeting the following requirements:
 - i. The institutional use is located on a minor arterial or collector road, as designated in the City of Owosso Master Plan;
 - ii. That the sign will not create a nuisance for residential properties in the immediate vicinity of the sign, as determined by the planning commission and subject to any conditions;
 - iii. The appropriate size of the sign shall be determined by the planning commission but

shall be no greater than 50 square feet in area.

- a. Directional signs. No more than one directional sign shall be permitted for each approved driveway, with a maximum sign area of four square feet per sign, and a maximum height of four feet. Any directional sign which includes a business name, symbol or logo shall be calculated as part of the allowable sign square footage, as specified in the sign dimensional standards and regulations table.
- b. Projecting and canopy signs. Projecting signs and canopy signs may be used as an alternative to wall signs listed in the sign dimensional standards and regulations table, provided that they meet the following standards.
 1. Any sign area on a canopy shall be included in calculations of maximum wall sign square footage.
 2. Projecting or canopy signs in the central business district shall be set back at least two feet from any street curb-line, shall not extend more than six feet over the public right-of-way, and shall leave a minimum clearance of eight feet above the ground.
 3. Projecting or canopy signs, in the B-1, B-2, B-4, I-1 and I-2, districts shall have a minimum ground clearance of ten feet, shall be set back at least six feet from any adjacent public right-of-way, and shall not project over an alley or private access lane. A projecting sign shall not extend for more than two feet from the building to which it is attached.
 4. No wall, canopy or projecting sign shall extend above the roof or parapet of the structure to which it is attached by more than one foot.
 5. Wood posts or supporting arms shall not be used in conjunction with any projecting sign.
 6. Projecting signs shall not exceed sixteen square feet in area.
 7. Canopy signs shall not be internally illuminated.
- c. Downtown Historic District. Any signs within the Downtown Historic District shall meet all requirements of the Owosso Historic District Commission prior to installation of new signage or repair of existing signage.
- d. Entranceway signs. One permanent sign per vehicular entrance identifying developments such as subdivisions, apartment complexes, condominium communities, senior housing complexes, manufactured housing communities, office and industrial parks and similar uses, provided that the sign is set back a minimum of 15 feet from any property line or public right-of-way is permitted.
- e. Signs for temporary uses.
 1. Temporary signs include, but are not limited to the following:
 - a. For a single dwelling or building or vacant land: an on-site real estate sign, advertising the premises for sale, rent or lease.
 - b. An on-site sign advertising an on-going garage, estate or yard sale.
 - c. Noncommercial signs which contain noncommercial information or directional messages.
 - d. Political signs.
 - e. Holiday or other seasonal signs.
 - f. Construction signs for buildings under construction.
 2. All temporary signs must comply with the sign size and height standards as specified in the sign dimensional standards and regulations table.
 3. Location of temporary signs shall comply with the following:
 - a. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way.
 - b. Temporary signs shall not be located closer than 20 feet to the edge of the traveled

portion of the roadway, nor shall they be located within any dedicated right-of-way.

- c. Temporary signs shall not be erected in such a manner than they will or may reasonably be expected to interfere with, obstruct, confuse or mislead traffic.
 - d. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
 - e. Temporary signs may not be posted on private property without first obtaining the permission of the property owner.
 - f. Signs shall not be located within any clear vision triangle, as described in section 38-388 Corner Clearance.
4. Time limitations for temporary signs. Each temporary sign shall be removed within 60 days of placement. Furthermore, no sign may be erected on a single parcel for more than 60 calendar days out of every 120 calendar days.
- f. Portable A-frame signs. Portable A-frame or sandwich board signs are permitted in the B-1, B-2, B-3, and B-4 districts at the public building entrances to businesses subject to the following requirements:
 1. One sign per customer entrance shall be permitted regardless of the number of tenants on the premises.
 2. The sign is permitted only during operating business hours and must be stored inside when the establishment is not open to the general public.
 3. Each sign shall not exceed an overall height of 42 inches and an overall width of 24 inches.
 4. No sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
 5. All signs must be constructed of weather-proof, durable material and kept in good repair.

Sec. 26-22. - Nonconforming signs.

Nonconforming signs are those signs that do not comply with the size, placement, construction or other standards or regulations of this chapter, but were lawfully established prior to its adoption. Signs for which the board of appeals has granted a variance are exempt and shall not be defined as nonconforming. It is the intent of this article to encourage eventual elimination of nonconforming signs in a timely manner. This objective is considered as much a subject of public health, safety and welfare as the prohibition of new signs in violation of this article. Therefore, the purpose of this article is to remove illegal nonconforming signs while avoiding any unreasonable invasion of established private property rights. A nonconforming sign may be continued and shall be maintained in good condition as described elsewhere in this article, however, the following alterations are regulated:

- a. A nonconforming sign shall not be structurally altered or repaired so as to prolong its useful life or so as to change its shape, size, type or design unless such change shall make the sign conforming.
- b. A nonconforming sign shall not be replaced by another nonconforming sign.
- c. A nonconforming sign shall not be reestablished after abandonment as defined in section 26-23, dangerous, unsafe, abandoned, and illegally erected signs.
- d. A nonconforming sign must not be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of the appraised replacement cost as determined by the building official/zoning administrator or if 50 percent or more of the face of the sign is damaged or destroyed.

Sec. 26-23. - Dangerous, unsafe, abandoned, and illegally erected signs.

- a. Dangerous signs. Any sign constituting an immediate hazard to health or safety shall be deemed a nuisance and may be immediately removed by the city and the cost thereof

charged against the owner of the property on which it was installed.

- b. Unsafe signs. Any sign that becomes insecure, in danger of falling, or otherwise unsafe but not considered an immediate danger by the building official/zoning administrator to the health or safety of the public shall be removed or repaired according to the process outline in paragraph e. below.
- c. Abandoned signs. Any sign that advertises a business that has been discontinued for at least 90 days or that advertises a product or service that is no longer offered shall be deemed abandoned. Permanent signs applicable to a business temporarily suspended by a change in ownership or management shall not be deemed abandoned unless the structure remains vacant for at least six months. An abandoned sign shall be removed by the owner or lessee of the premises. If the owner or lessee fails to remove the sign, the building official/zoning administrator shall initiate the process noted in paragraph e. below.
- d. Illegally erected signs. The building official/zoning administrator shall order the removal of any sign erected illegally in violation of this article, according to the process outlined in paragraph e. below.
- e. Process for enforcing violations of section 26-7, dangerous, unsafe, abandoned, and illegally signs. For violations of section 26-7 b. through d., the building official/zoning administrator shall notify the owner of the property on which the sign is located. Verbal notices or those sent by first class mail shall be sufficient notice. Where a sign erected in violation of this article is considered dangerous or unsafe, the notice shall inform the owner to remove said sign(s) immediately and property owners of other illegal signs on private property shall be granted a reasonable period of time within which to remove the sign, as determined by the building official/zoning administrator. Should the property owner fail to remove the sign(s) within the time specified, or if a sign is erected within any right-of-way or public property, the building official/zoning administrator, or their designee, shall have the authority to remove the sign, and the property owner shall be liable for the cost thereof.

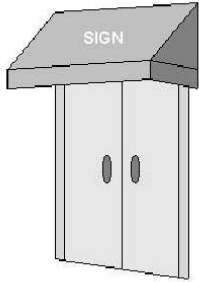
Sec. 26-23. - Changes to permitted signs.

No physical, structural or electrical changes can be made to existing permitted signs without first obtaining a new sign permit. Individual sign panels can be replaced on existing box signs but a permit must still be obtained.

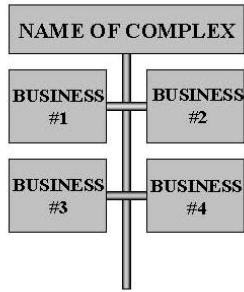
Sec. 26-24. - Administration and appeals of sign ordinance standards.

- a. Generally. The regulations of this article shall be administered and enforced by building official/zoning administrator.
- b. Violations. It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, use or maintain any sign in the city, or cause or permit the same to be done, contrary to or in violation of any of the standards and regulations of this article. Any such violation, including the failure to remove a sign when directed under the authority of this article, shall constitute a misdemeanor punishable in accordance with section 1-8 of the Owosso Code of Ordinances.

SIGN DIAGRAMS
Figure 26.2



Awning Sign



Business Center Sign



Free Standing Sign



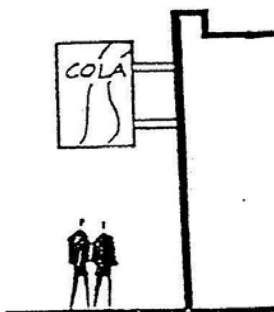
Message Board Sign



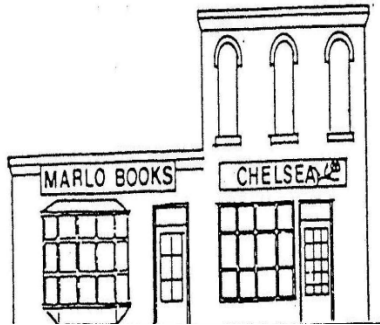
Monument Sign (Freestanding)



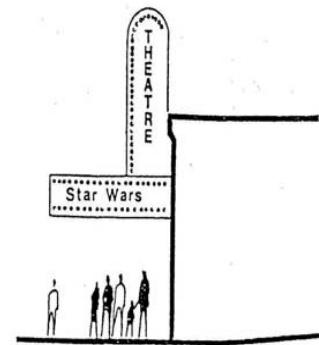
Off-Premise Sign



Projecting Sign



Wall Sign



Marquee Sign