

HAWES TOWNSHIP PUBLIC HEARING OF March 5, 2019

RE: Zoning Ordinance Amendments

Present: Cindi McGowen, Ed Hanna, Shari Lee, Michelle Mainville (absent-excused), Patrick Smylie

Guests/Visitors: Rod Cordes, Denise Cline and Ethan Cline

Chair: Planning Commission formally opens this Public Hearing at 5 p.m.

Chair: Explain Purpose of this Public Hearing:

To amend Hawes Township Ordinance 1 and 2 as published in the Alcona Review and on NEMCOG website. FYI – Denise Cline here with us from NEMCOG and has been working with us on these revisions so I may defer to her for any assistance with more details and explanation as we work through this Hearing

Going to start with Ord 2 first, Sign Regulation. Current Ordinance is Section 8.05 Outdoor Advertising Signs and Section 10.31 Sign. The new ordinance will be in Section 8.05 (Outdoor Advertising Signs) and Section 10.31 (Sign Definition).

Sign Regulation change in our Zoning Ordinance is the result of the Supreme Court decision in 2015 based on Reed et al. v Town of Gilbert, AZ et al. and to add content-neutral sign regulations to bring our Ordinance into compliance with the U.S. Supreme court rulings relating to regulations of signs. The goal is for sign regulations to be completely content-neutral. In other words, if you have to read the sign to know how it is regulated, then that is NOT content-neutral.

The biggest changes occur to how temporary signage is handled. Hawes PC has been working diligently with Denise Cline, of NEMCOG, for several months now on this and the end result is what we have provided to the NEMCOG website as of February 12, 2019.

Open now for Public Comment: None
Name and address of person speaking: N/A

Read comments submitted by email or mail to Rodney Cordes, Hawes Supervisor. None

Close this portion of Public Comment when above is completed.

Next is Ordinance 1 Accessory Buildings. Current Ordinance is in Section 2.02C and 2.07C. In the last year or two, Hawes Township has had inquiries about placing storage buildings on vacant lots. Currently per our Hawes Township Ordinance in sections listed above, this is not allowed.

Quite a number of years ago, there were some approvals granted to do so on lots in our General Residential area by previous administration that should not have been granted. Due to this nature Hawes Township has come up with a revision to the Ordinance to delete the old Section 2.02C and 2.07C, revise them as well as add Section 8.03M as shown in Ordinance 1.

Now open for Public Comment: None
Name and address of speaker: N/A

Read comments submitted by email or mail to Rodney Cordes, Hawes Supervisor. None

Chair: At this time I will close the Public Comment Section. Thank you to everyone.

Chair: we the Planning Commission will have our discussion:

Chair: I Cindi McGowen do concur with all the revisions we have come up with on Ordinance 2 (Signage) as written and feel we will be in compliance with the Federal requirements set forth by the U.S. Supreme Court. I also concur with the revisions completed on Ordinance 1 Accessory Buildings and feel this will be a very satisfactory decision for our residents/landowners to comply with and meet their needs as well as ease the process for the Zoning Administrator to work with.

Vice-Chair: Ed Hanna states he agrees with the revisions to Ordinance 1 and also to Ordinance 2 as stated.

Regular Secretary: Shari Lee concurs with the changes to both Ordinance 1 and Ordinance 2.

Special Secretary: Michelle Mainville absent

Trustee: Patrick Smylie: Patrick Smylie also concurs with the changes to Ordinance 1 and Ordinance 2 and feels this will be much better for Hawes Township and its residents

Hawes Township Supervisor: Rodney Cordes also concurs with amending these two Ordinances (1 and 2).

Chair: Now the Planning Commission's Ed Hanna made a Motion to recommend Adoption of Ordinance 1 and 2 of 2019 to the Hawes Township Board pending comments from Alcona County. Patrick Smylie seconded the motion. All were in favor, motion passed.

Denise Cline will send Hawes Township Planning Commission letter to the Alcona County Board of Commissioners on March 6, 2019 and they will take action on this at the April 2019 Board Meeting

This portion of meeting closed at: 5:30 p.m.

Respectfully submitted by:

Cindi McGowen, Chairman and Acting Secretary
Hawes Township Planning Commission

Open PC Meeting. See Agenda.

