

**LAPEER CITY COMMISSION
MINUTES OF A REGULAR MEETING
MARCH 2, 2026**

A regular meeting of the Lapeer City Commission was held March 2, 2026, at the Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

ROLL CALL

Present: Mayor Hing.

Commissioners: Brady, Glisman, McCarthy, Petrie.

Absent: Commissioner Atwood.

Also present: City Manager Womack, City Attorney Francis, City Clerk Sanchez.

Mayor Hing led the Pledge of Allegiance.

48 2026 03-02 EXCUSE COMMISSION MEMBER

Moved by Petrie. Seconded by Glisman.

To excuse Commissioner Atwood from tonight's meeting.

Ayes: Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

49 2026 03-02 AGENDA APPROVAL

Moved by Petrie. Seconded by Glisman.

Approve the Agenda for March 2, 2026, as presented.

Ayes: Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

50 2026 03-02 MINUTES

Moved by Glisman. Seconded by Petrie.

Approve the minutes of the regular meeting held February 17, 2026, as presented.

Ayes: Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

PUBLIC COMMENTS

Carol Brown gave an invocation.

Shelly Cross spoke about the Mayor and Commissioners.

Tonna Osko gave an invocation.

Wes Weber spoke about Brookwood, TIF, and the Planning Commission.

Daltson Atwell running for Michigan State Senator for the 26th District.

51 2026 03-02 BILL LISTING

Moved by McCarthy. Seconded by Glisman.

Approve the bill listing for March 2, 2026, in the amount of \$1,572,880.48.

ROLL CALL VOTE:

Ayes: Brady, Glisman, McCarthy, Petrie.

Nays: None.

MOTION CARRIED.

ADMINISTRATIVE REPORTS:

**52 2026 03-02 MDOT CONTRACT #26-5064 AND RESOLUTION #2026-04 –
M24 TUNNEL CONNECTION PROJECT**

Moved by McCarthy. Seconded by Glisman.

Adopt the Municipal Resolution #2026-04 for MDOT Contract #26-5064 (Amendment to the MDOT Contract #25-5280) for the M24 Tunnel Connection Project, which approves the amended contract from MDOT and names the city officials who are authorized to sign the documents.

**RESOLUTION #2026-04
CITY OF LAPEER
MUNICIPAL RESOLUTION
MICHIGAN DEPARTMENT OF TRANSPORTATION
CONTRACT NO: 26-5064
JOB NUMBER: 221503CON**

WHEREAS, the parties to the Amendment have heretofore, by a Contract dated June 23, 2025, hereinafter referred to as “Contract 25-5280” provided for the construction and financing of that which is hereinafter referred to as the “Project” is described as follows:

PART A – FEDERAL PARTICIPATION

Concrete shared use path construction along the west side of M-24 south of Genesee Street from the existing at-grade sidewalk to the existing west tunnel entrance and asphalt shared use path and concrete sidewalk from the existing east tunnel entrance to and within Cramton Park, including earthwork and grading, subbase and aggregate base, modular block wall, drainage, fencing, landscaping and permanent signing; and all together with necessary related work.

PART B – NO FEDERAL PARTICIPATION

Audio video survey along the limits as described in PART A, and all together with necessary related work.

WHEREAS, the department and the requesting party having appropriate authority desire to amend Contract 25-5280 to provide for the increase in Federal share and the increase in the estimated project cost.

BE IT RESOLVED THAT:

1. The MDOT Contract #26-5064 (Amendment to the previously signed contract #25-5280) for the project described above between MDOT and the City of Lapeer is hereby accepted.
2. The City Manager, Mike Womack and Director of Parks, Recreation & Cemetery, Rodney Church are authorized representatives to sign required documents.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie, Brady.

Nays: None.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

53 2026 03-02 ZONING ORDINANCE – ARTICLE 7.17, SIGNS – FIRST READING

Moved by Petrie. Seconded by Glisman.

Approve the first reading of Ordinance No. 2026-02, Text Amendments, Article 7.17, Signs, on First Reading and schedule the Second Reading for March 16, 2026 (see attached).

ROLL CALL VOTE:

Ayes: McCarthy, Petrie, Brady, Glisman.

Nays: None.

MOTION CARRIED.

Commissioner Brady raised a point of order stating that the agenda has been approved and Commissioner Petrie is attempting to make a motion to add to the agenda. Mayor Hing acknowledged the point of order and agreed to follow the agenda, moving to item G-3.

54 2026 03-02 BODMAN PLC - ATTORNEY BILLING

Moved by Petrie. Seconded by Glisman.

Approve the Bodman Attorney Billing, Labor Misc. February 18, 2026, for an amount not to exceed \$1,311.75, and authorize the finance director to process payment.

Mayor Hing indicated that Commissioner Brady has had dilatory outburst behavior and a second improper use of point of order

Call the question:

Moved by Petrie. Seconded by Glisman.

To call the question.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady.

3-1.

Commissioner Brady asked for unanimous consent for him to abstain from the vote on item G-3. Mayor Hing asked for a roll call vote to be taken for this request.

Vote for unanimous consent:

ROLL CALL VOTE:

Ayes: Glisman, Petrie.

Nays: McCarthy.

2-1.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Petrie, Glisman, McCarthy.

Nays: Brady.

MOTION CARRIED 3-1.

55 2026 03-02 CONTACT FOR BODMAN PLC

Moved by Petrie. Seconded by Glisman.

To designate the Mayor as the Commission's sole authorized contact for directing the work and correspondence of Bodman PLC on behalf of the commission, consistent with the engagement authorized by motion 303 on December 15, 2025; all commissioner requests or inquires related to the Bodman engagement shall be coordinated through the Mayor.

Call the questions:

Moved by Petrie. Seconded by Glisman.

To call the question.

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady.

3-1.

Vote on main motion:

ROLL CALL VOTE:

Ayes: Glisman, McCarthy, Petrie.

Nays: Brady.

MOTION CARRIED 3-1.

CITY MANAGER'S REPORT

City Manager Womack commented that we need to schedule budget workshop dates. Would like to schedule for Monday, April 13, 2026, and Thursday, April 23, 2026, at 5:30 p.m. with additional meetings as may be required.

CITY ATTORNEY'S REPORT

None.

DEPARTMENTAL REPORTS

The Planning Commission Annual Report 2025 and the DDA Monthly Report were received into the record.

PUBLIC COMMENTS

Mindy Schwab spoke about the labor attorney, transparency, and legislative rights.

John DeAngelis spoke about attorney/client privilege.

Wes Weber spoke about Brookwood housing development.

Karen Brashchayko spoke about issues on the agenda, the Mayor, and Commissioners.

Peggy Brotzke spoke about the Lapeer District Library events.

Anne Shenck spoke about the Zoning Board of Appeals and the legal issue.

Bernadette Treece spoke about the labor attorney issue, issue at the park, and the accident on M-24.

MAYOR/COMMISSIONER COMMENTS

Mayor and Commissioners made closing remarks.

56 2026 03-02 ADJOURNMENT

Having no further business, the regular meeting was adjourned at 9:08 p.m.

Jeramy Hing, Mayor

Romona Sanchez, City Clerk

ARTICLE XVII

Signs

§ 7-17.01. Intent.

The purpose of this article is to regulate signs in a content neutral manner and to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of visibility; promote public convenience; preserve property values; and enhance the aesthetic appearance and quality of life within the City. These regulations are not intended to control the content or viewpoint of any sign message, but rather the physical characteristics and placement of signs. The following 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 in order to:

- A. Protect the public right to receive messages, including religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the United States Constitution.
- B. 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.
- C. Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- D. Recognize that the principal intent of commercial signs, to meet the purpose of these requirements and serve the public interest, should be for identification of an establishment on the premises, while limiting off-premise advertising to preserve community character and prevent driver distraction.
- E. Eliminate potential conflicts between business signs and traffic control signs, which could create confusion and hazardous consequences.
- F. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- G. Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- H. Prevent off-premises signs from conflicting with other land uses.
- I. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- J. Regulate portable and temporary signs based on objective physical criteria such as duration, size, and placement rather than sign content, to protect public safety and aesthetics.

§ 7-17.02. Signs not requiring a permit.

The following types of signs are permitted on all parcels within the City without the issuance of a sign permit, subject to all other requirements of this article. These exemptions are based solely on physical characteristics, placement, or function of the sign, and not on the message or content displayed.

- A. Device signs. Permanent signs on vending machines, ATMs, gas station pumps, or other containers provided that the sign area of each device shall not exceed three square feet and there are no more than one sign per device.
- B. Directional or instructional signs. Signs that provide direction or instruction to assist the public in accessing or using a site.
- C. Flags. Flags, provided there shall be no more than three flags per lot, the maximum size of each flag shall be 50 square feet, and the flag poles comply with relative height limitations for each zoning district.
- D. Enclosed signs. Any sign that is located completely within a building and is not visible from the outside.
- E. Commemorative or architectural plaques. Permanently affixed building markers, memorial tablets, or plaques, not exceeding six (6) square feet.
- F. Address or property identification signs. One sign per street frontage identifying the address or building name, not exceeding two (2) square feet in area.
- G. Accessory information signs. Small signs, emblems, or decals conveying general information to the public. The total of all such incidental signs shall not exceed two square feet.
- H. Nonconforming signs. Legal nonconforming signs existing on the effective date of the adoption of the chapter. Removal of the sign shall constitute an elimination of the nonconforming status.
- I. Noncommercial message sign. Consistent with the other requirements of this chapter, any permitted sign may contain a lawful noncommercial message. This does not apply to traffic signs, railroad crossing signs, danger or other emergency signs, and directional signs.
[Amended 12-7-2015; 12-19-2022]
- J. Public signs. Public signs, authorized signs by a government body or public utility, including traffic signs, legal notices, railroad crossing signs, warnings of a hazard, and similar signs.

§ 7-17.03. Temporary signs.

The following regulations shall apply to all temporary signs placed or displayed outside of a building. All temporary signs shall conform to the dimensional, location, and duration requirements of table 7.17.1 and shall be installed and maintained in a safe condition. Temporary signs are subject to the following regulations.

- A. Projection into right-of-way. No temporary sign shall be strung across any public right-of-way nor shall any temporary sign project beyond the property line except as authorized by the City Commission.
- B. Removal. Temporary signs shall be removed promptly at the end of the permitted period in Table 7.17.1. **[Amended 12-19-2022]**
- C. Damaged signs. Any temporary sign found by the Building Official to be in a torn, damaged or unsafe condition shall be removed by the owner within three days after receipt of notice to do so from the Building Official. **[Amended 12-19-2022]**
- D. The city encourages removal of temporary signs after the related event or message is no longer relevant.

E. Temporary Signs Regulations Table.

Table 7.17.1: Temporary Sign Regulations				
Type of Sign	Maximum Size	Maximum Height	Maximum Number	Display Duration / Additional Standards
Temporary Signs NOT requiring a permit.				
Small Freestanding Signs – Residential Districts (R-1, R-2, R-3, RM-1, RM-2)	12sq ft for all signage on site. No single sign shall exceed 6sq ft.	4ft	N/A. No more than 12sq ft of signage on site.	N/A.
Temporary Signs requiring a permit				
Small Freestanding Signs – RM-1, RM-2, OS-1, B-1, B-2, B-3, CBD-1, I-1, I-2	16sq ft	6ft	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 90 consecutive days per calendar year.
Large Freestanding Signs – RM-1, RM-2, OS-1, B-1, B-2, B-3, CBD-1, I-1, or I-2	64 sq ft	10ft	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 180 days per calendar year
Temporary Wall Sign – OS-1, B-1, B-2, B-3, CBD-1, I-1, I-2	16 sq ft	Not above building height.	1 per lot, 2 on corner lots (1 per street frontage)	May be displayed for up to 30 consecutive days, twice per calendar year.
Temporary Banner or Pennant attached to a Building or Structure	Subject to Building Official approval for safety and aesthetics.	Subject to Building Official approval for safety and aesthetics.	Subject to Building Official approval for safety and aesthetics.	May be displayed up to 30 days, twice per calendar year.
Temporary Sign for Active Development	64sq ft	15ft	1 per lot, 2 on corner lots.	May be displayed during the period of active construction and shall be removed within 30 days of issuance of a final occupancy permit.

§ 7-17.04. Prohibited signs.

Table 7.17.2: Prohibited Signs

Any sign not expressly permitted.

String lights. Spinners, strings of light bulbs, pennants, or streamers, hung overhead to draw attention to a business or its merchandise on display. In no case does this restrict the use of string lights for temporary decorative lighting installed for seasonal or civic events for a period not exceeding sixty (60) days per calendar year.

Table 7.17.2: Prohibited Signs

Moving or animated signs. Except as otherwise expressly provided, no sign shall contain any moving or animated parts nor have the appearance of having any movement or animation. No sign shall employ any flashing, moving, oscillating, blinking, or variable-intensity light or intermittent lights resembling the flashing lights customarily used in traffic signals, or police, fire, ambulance, or rescue vehicles, or lights so bright as to be blinding or distracting to a vehicle driver.

Inflatable signs. Signs that are comprised in part or wholly of a balloon or any other inflated object or character.

Obsolete signs, as defined.

Off-premises signs (other than billboards), as defined. [Amended 5-17-2012]

Pole signs, as defined. [Amended 5-17-2012]

Portable or movable signs, as defined, except where expressly permitted in this article.

Signs that obstruct access. Signs which obstruct free access or egress from a required door, window, or other required exit.

Signs that obstruct view of road signs. Signs that obstruct any approved traffic control device, road sign, or signal from view; interfere with sight distance necessary for traffic safety; or distract from visibility of existing traffic signs or devices.

Signs that confuse traffic.

1. Any sign that uses shapes, colors, lighting patterns, or symbols that could imitate or could be confused with traffic control or emergency signals.
2. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no 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.

Illegal signs. Any sign unlawfully installed, erected, or maintained.

Snipe signs. Signs attached to a utility pole, fence or affixed to a tree except as may otherwise be permitted by this article.

Roof signs. Signs shall not be erected on any part of a building's roof unless there is no practical available wall area on the front of the building to permit the allowed wall sign, in which case the Planning Department may grant an administrative waiver.

Road furniture signs. Signs on street furniture, such as benches and trash receptacles, not including commemorative plaques or engravings not larger than 1/2 square foot.

Fire hydrants. Any sign not attached to a building and erected within 10 feet of a fire hydrant.

Table 7.17.2: Prohibited Signs

Signs in public right-of-way or on City-owned property. Unless otherwise provided in these regulations, no sign, except those established by the City of Lapeer, Lapeer County, state or federal governments shall be located in, project or overhang into any public right-of-way or dedicated easement, or elsewhere on City-owned property except with the consent of the City.

Motor vehicle signs.

1. It shall be unlawful to park, place or store a vehicle or trailer on which there is a motor vehicle sign on private or public property for the purpose of advertising a business or products or for the purpose of directing people to a business or business activity.
2. Presumption. There shall be a presumption that this subsection has been violated if the motor vehicle sign is visible from a street and one or more of the following circumstances exist:
 - a. The motor vehicle sign is attached to a vehicle or trailer that is unregistered or not operable;
 - b. The motor vehicle sign is larger in any dimension than or extends beyond any surface of the vehicle or trailer to which it is attached;
 - c. The motor vehicle sign is attached to a vehicle or trailer that is parked or stored in a public right-of-way or an area not designed, designated, or commonly used for parking;
 - d. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored in a "front yard" or "side yard," as such terms are defined in this Zoning Ordinance, that abuts a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are not visible from the street or do not abut streets; or
 - e. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored within 50 feet of a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are more distant from the street or not visible from the street.
3. Rebuttal of presumption. The presumption set forth in Subsection 2c in this table, above, may be rebutted by evidence showing all of the following:
 - a. The vehicle is temporarily parked in a particular location in the course of conducting personal activities or business activities that involve the loading or unloading of goods for customers, providing services to off-site customers, conducting off-site business, or engaging in work breaks;
 - b. The activities in Subsection 1 in this table, above, are being actively undertaken during the period of such parking;
 - c. The activities in Subsection 1 in this table, above, require the presence of the vehicle for purposes of transporting equipment, people, supplies and/or goods necessary for carrying out such activities; and

Table 7.17.2: Prohibited Signs

d.	The activities in Subsection 1 in this table, above, are not, other than incidentally, related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event or location.
Unsafe signs. Any sign or sign structure which the Building Official has determined:	
1.	Is structurally unsafe;
2.	Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
3.	Constitutes a hazard to safety or health by reason of blocking views;
4.	Is capable of causing electric shock to a person who comes in contact with it;
5.	Is unlawfully installed, erected, or maintained;
6.	Is located in public street or utility right-of-way, except where expressly permitted herein;
7.	Is not kept in good repair, such that it has broken parts, missing letters, or nonoperational lights; or
8.	Does not meet applicable requirements of any adopted City Building Code.
Search lights , as defined.	

**§ 7-17.05. Schedule of Sign Regulations: property used for nonresidential purposes.
[Amended 9-26-2013; 4-17-2017; 12-19-2022]**

The following table includes regulations for permanent nonresidential signs. All sign regulations in this table shall apply without regard to the content or message of the sign, provided that nothing herein shall prohibit regulations based on size, height, location, illumination, or duration:

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Wall sign (see § 7-17.06A)	Total surface area of all wall signs placed on the front, side or rear of a building shall not exceed the lesser of 10% of the area of the front face of the building or tenant space, or 3 square feet for each lineal foot of building frontage or tenant space	Must not exceed maximum building height in district. Must not be higher than wall upon which it is attached. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	Must not extend beyond the ends of the wall on which it is attached. Sign may not be more than 12 inches thick, measured from the wall on which it is attached.
Awnings and canopies	Lettering shall not project above, below or beyond the physical dimensions of the awning or canopy.	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	Not permitted under awning or canopy, except for gas station canopy. Building-mounted lighting may indirectly illuminate the area above or below the awning or canopy.	Individual letters shall not be larger than 15 inches from top to bottom.
Directional signs	4 square feet per sign	4 feet maximum	Permitted	Determined by City Building Official

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Monument signs (see § 7-17.06B)	Areas zoned CBD-1: 20 square feet per side; 40 square feet total. Other areas: 56 square feet per side; 112 square feet total.	8 feet maximum	Permitted	1 per each side of parcel facing a street
Poster panel signs (sandwich signs, A-frames) (see § 7-17.06C)	7 square feet per side; 14 square feet total	3.5 feet maximum	Not permitted	—
Business center sign, including multiple tenant commercial or shopping centers and multiple tenant office buildings	64 square feet per sign face; 128 total square feet for both sides	Areas zoned CBD-1: 10 feet maximum. Other areas: 16 feet maximum.	Permitted	1 per business center. Individual businesses are not allowed to have individual monument signs. Must meet sign requirements.
Window signs	Not more than 25% of surface of window	N/A	Not permitted, except for LED sign	N/A
Projecting signs (see § 7-17.06D)	8 square feet per side; 16 square feet, total	Must not be higher than wall upon which it is attached. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	Only permitted in the CBD-1 zoning districts. 1 per business, provided not within 20 feet of another projecting sign.

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Rear entry signs	Wall sign: 6 square feet; Projecting sign: 6 square feet per side; 12 square feet total.	Bottom of sign must be a minimum of 8 feet above the ground or sidewalk	Permitted	1 per business
Marquee signs (see § 7-17.06E)	10% of the wall, up to maximum of 100 square feet	Must not exceed building height in district. Must not be higher than building. Bottom of sign must be at least 8 feet above ground level or sidewalk.	Permitted	1 per parcel
Billboards (see § 7-17.06F)	175 square feet per side; 350 square feet total	See § 7-17.06F(2).	Permitted	Only allowed in the I-2 Zoning District. Must be on property fronting an expressway or state trunk line highway.

Table 7.17.3: Schedule of Sign Regulations

Type of Sign	Maximum Area	Height	Illumination	Number Permitted/ Other Provisions
Interstate corridor signs (see § 7-17.06G)	200 square feet per side (total signage = 400 square feet) with a maximum of 2 sides permitted. 250 square feet for two businesses and an additional 50 square feet for each business (tenant) thereafter and not to exceed 400 square feet each side.	20 feet for single tenant. 30 feet for multiple tenant	Permitted - internal and concealed only. Spotlighting is not permitted.	1 per every 1,000 linear feet, up to 2 sign structures per lot/parcel within 200 feet of I-69. Must be on property which is adjacent to the I-69 right-of-way.
Electronic or manual changeable message signs (see § 7-17.06H)	24 square feet	Per type of sign as listed above	Permitted	1 per parcel

§ 7-17.06. Additional provisions for Schedule of Sign Regulations in Table 7.17.3.**A. Wall signs.**

- (1) Materials required. All wall signs of an area greater than 50 square feet shall have a surface or facing of noncombustible material.
- (2) Limitation on placement. No wall sign shall cover wholly or partially any wall opening.
- (3) Supports and attachments. All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws. In no case shall any wall sign be secured with wire, strips of wood or nails.

B. Monument signs. [Amended 5-17-2012]

- (1) Material required. Every monument sign over 50 square feet in total surface area shall have a surface or facing of noncombustible material.
- (2) Letters, etc. to be secured. All letters, figures, characters or representations in cutout or irregular form, maintained in conjunction with, attached to, or superimposed upon any

sign shall be safely and securely built or attached to the sign structure.

- (3) Anchorage and support. All monument signs shall be securely built, constructed and erected upon posts sunk at least 42 inches below the surface of the ground and embedded in concrete. A lightning-grounding device shall be provided.
 - (4) Base. A monument sign must be mounted on a solid base constructed of masonry or other similarly durable material that matches or complements the material on the main building. The base must be at least 75% of the sign width, not to exceed 12 feet wide by three feet thick.
- C. Poster panel (sandwich board, A-frames) signs. Poster panel signs may be placed only within the CBD-1 and CBD-2 Zoning Districts at the public entrances to businesses, on either private property or the public sidewalk, subject to the following requirements:
- (1) Clearance for pedestrians. The sign shall be located a minimum of two feet from the edge of the curb and must be located so that at least a five-foot wide sidewalk is maintained between the sign and the building wall for pedestrian traffic flow and safety.
 - (2) Number. There shall be only one sign permitted for each building address for which there is provided a separate entrance, regardless of the number of tenants in the building.
 - (3) Storage. Each sign shall be placed outside only during the hours when the business is open to the general public, and shall be stored indoors at all other times. Any sign which is found to be not in compliance with this requirement may be confiscated by City Code Enforcement officials. A second violation will result in loss of the sign permit for a period of one year.
 - (4) Hazard. A portable sidewalk sign (includes but is not limited to Poster Panel signs) shall not occupy or obstruct the use of any fire lane or required off-street parking. Any sign which creates a visual or safety hazard may be ordered to be removed by the Police Chief.
 - (5) Maintenance. All sign frames shall be constructed of a weatherproof material and shall be kept in good repair.
 - (6) Businesses not fronting on Nepessing Street. Poster panel signs for downtown businesses not fronting on Nepessing Street are permitted to be placed on Nepessing Street corners subject to the following provisions:
 - (a) One directional sidewalk sign is allowed per corner, representing multiple businesses if necessary.
 - (b) The sign shall be placed in a location that does not interfere with other signage or features in the vicinity.
 - (c) All other provisions of the Sign Ordinance shall be complied with.
 - (7) Permit. No poster panel sign shall be placed on display without the owner first obtaining a permit from the City of Lapeer. See table 7.17.3 for more information on poster panel signs.

- (8) Quality. All sign faces shall be professionally created in conformance with the specifications for sidewalk signs adopted by the City of Lapeer Downtown Development Authority.

D. Projecting signs.

- (1) Construction. Every part of a projecting sign, with a total surface area greater than 10 square feet, shall be constructed of noncombustible material.
- (2) Movable parts to be secured. Any movable part of a projecting sign, such as the cover of a service opening, shall be securely fastened by chains or hinges.
- (3) Thickness limitation. The distance measured between the principal faces of any projecting sign shall not exceed 18 inches.
- (4) Projection over public property. No projecting sign may project beyond the property line unless approved by the City.
- (5) Bracing, anchorage and supports. Projecting signs of a greater total surface area than 10 square feet or 50 pounds in weight shall not be attached to nor supported by frame buildings nor the wooden framework of a building. All projecting signs shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods or braces.

E. Marquee signs.

- (1) Material required. Every marquee sign, including the upright supports and braces thereof, shall be constructed entirely of noncombustible materials.
- (2) Bracing, anchorage and supports. Every marquee sign shall be thoroughly secured to the building by iron or metal anchors, bolts, supports, rods or braces.

F. Billboards.

- (1) Minimum lot size. Such signs shall be allowed on premises with a minimum total area of one acre and a minimum dimension of 200 feet on any one side (based on the deed or recorded legal description).
- (2) Height. Such signs shall comply with the height limitations and with the front, rear, and side setback provisions of the I-2 zoning district.

G. Interstate corridor signs (ICS). **[Added 4-17-2017]**

- (1) Placement. All Interstate Corridor Signage (ICS) must be located along Interstate-69 (I-69) and shall be no closer than a distance that is equal to or greater than the height of the sign (20 feet to 30 feet) and set back from the interstate right-of-way (ROW). An ICS 20 feet tall or less must maintain a minimum distance of 20 feet from the I-69 ROW. The interstate ROW includes all entrance and exit ramps on to I-69. Setbacks from the I-69 ROW may be more restrictive as deemed necessary by the Michigan Department of Transportation (MDOT). An ICS must be within 200 feet of the property

line that borders the interstate ROW unless deemed otherwise by MDOT.

- (2) Additional permitting. MDOT may require permitting for any sign structures that are within 3,000 feet of an interstate, freeway, or highway; as regulated by the Michigan Highway Advertising Act (Act 106). It is recommended that such permitting be applied for through MDOT before applying for a sign permit through the City of Lapeer. If MDOT does not require a permit for the proposed sign, documentation stating such shall be provided and submitted with the sign application to the City of Lapeer.
 - (3) Location. An ICS can only be applied for on properties that are zoned B-2. The property must border the I-69 ROW. An ICS is an additional sign structure for properties that meet the standards of this section and are not considered to be part of a cumulative total for overall signage allowed on an applicable piece of property.
 - (4) Setbacks. An ICS must be more than 300 feet from all residentially zoned properties, including properties adjacent to the subject parcel and/or across a public ROW.
 - (5) Proximity. An ICS shall be a minimum of 1,000 feet apart from each sign with no more than two per lot. ICS placement must maintain a minimum of 500 feet apart from all other ICS structures on adjacent properties or across a public ROW.
 - (6) Accessory. All ICS and sign structures are accessory to a building or use on the same property. At least one building or structure that houses a principal business or use must be located on the same property as the interstate corridor sign.
 - (7) Multi-tenant. A ICS that advertises two or more businesses. Square footage and height may be increased on an ICS (per Table 7.17.3) by allowing multiple tenants to advertise. The following requirements apply to signs hosting third-party tenants:
 - (a) Participating tenants of an existing or proposed ICS structure must apply for a sign permit through the Building Department with a valid lease for signage space and/or written permission from the ICS structure owner.
 - (b) The tenant of an ICS must be a legal licensed business on property within the City of Lapeer and adjacent to the I-69 ROW property line, except as prohibited in this section. Tenants on adjacent properties that do not share a property line along the I-69 ROW must be all of the following:
 - (c) A legally licensed business or use in the City of Lapeer, no more than 3,000 feet from the I-69 ROW.
- [1] A business or use that shares a property line with the property the sign is located on. The following areas have been designated to allow for tenant signage. Signage of a business on an ICS must be located in these quadrants on a structure within the same quadrant as listed below:
- [a] South of Turrill Road, north of I-69, and east of M-24 up to 3,000 feet from the ICS within the City limits.

- [b] North of I-69 up to 3,000 feet from the ICS within the City limits, west of Baldwin Road and east of the country drain, Farmers Creek.
 - [c] South of I-69 up to 3,000 feet from the ICS, east of M-24 up to 3,000 feet of the ICS within the City limits.
 - (d) The closest ICS structure must be used whenever possible or, if no space is available, an ICS structure within 3,000 of the tenant's business can be used for the tenant's sign as it complies with the quadrants depicted in § 7-17.06G(7)(b). It is required that businesses sharing a common vehicular entry should share an ICS structure whenever possible to limit confusion of the particular location of the business.
- (8) Design. ICS shall only be one or two-sided. V-shaped signs, similar to typical billboard designs, are permitted, given both sides are visible and legible from the interstate ROW and not exceeding a ninety-degree angle. The void/back of a V-shaped sign and the back of a one-sided sign must be of acceptable materials that match the base or exterior/visible materials of the main sign structure. Supporting structure (poles, beams, cross-bracing, etc.) for the ICS shall be enclosed within the sign structure and material cladding.
 - (9) Proportions. An ICS shall not be less than five feet in height and cannot exceed more than 30 feet in width, as measured across the face of the sign.
 - (10) Base. Any ICS structure that has signage more than 18 inches above grade must provide a designated base between the bottom(s) of the display signage that extends to grade. The base shall be clad with permitted materials that match or complement the main building(s) that the sign structure is designed to be used for. The base must, at a minimum, meet the width of the display signage.
 - (11) Materials. Noncombustible, durable materials are required on all ICS structures. Materials similar to finished metal, stone, brick or a combination of such are examples of materials that meet this requirement. Materials that rust, stain, fade, oxidize, peeling and/or crack as a result of the natural environment, the sign owner shall provide information and apply such prevention measures as necessary or be discouraged.
 - (12) Protrusions. Lettering and other materials to be secured to an ICS shall be designed to deter the buildup of debris, snow, bird nests, and other foreseen maintenance issues that could cause obstructions or safety issues and compromise the stability and functionality of the sign and sign structure over time. Curved surfaces of protruding elements are required. Any vertical or horizontal surface attached to the face of an ICS shall protrude no more than two inches beyond the face of the sign structure or surface.
 - (1) Safety. Any shapes, colors, lighting patterns, or symbols that could imitate or could be confused with traffic control or emergency signals

and/or materials that would be considered to be a distraction to motorists and other types of transportation are prohibited. Materials that are susceptible to variations of fatigue [as noted above in Subsection G(11), Materials, and Subsection G(12), Protrusions] pose a safety hazard, and it is required that documentation of preventive measures be listed as part of the submission of the ICS permit as it pertains to wind speeds, snow load, corrosion and/or other engineering and stability factors.

H. Changeable message signs.

- (1) Such sign shall be part of a monument sign only and shall be subject to the area, height, and placement requirements for a ground sign in such location as otherwise permitted under this chapter.
- (2) Changeable message signs are not allowed on property in a residential zoning district or on property zoned Central Business District.
- (3) The changeable message portion of such sign shall not exceed 24 square feet, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter. **[Amended 5-17-2012]**
- (4) In addition to the general requirements for sign maintenance, all changeable copy signs shall bear a legible message, other suitable display or be left blank. Electronic devices, when not in use, are to be left blank and unlighted. Any lighted or electronic changeable message sign in which the electrical or lighting components are operating in an erratic, broken or damaged fashion shall be turned off or removed.
- (5) The sign shall not include animation and the message on the sign may change a maximum of four times per minute. At all other times the sign message and background must remain constant.
- (6) Exceptions:
 - (a) Time and temperature displays are exempt from Subsection H(1) above.

§ 7-17.07. Signs in residential districts.

- A. Signs in residential areas not requiring a permit. Ground and wall type signs are permitted in residential zoning districts as defined in this chapter without a permit and subject to the following conditions:
- (1) Temporary, on-premise signs related to property occupancy or availability, subject to the following conditions:

- (a) ⁵No sign may be erected within a public right-of-way, nor in such manner on private property as to create a sight restriction for automotive traffic.
 - (b) No such sign shall be lighted or otherwise artificially illuminated.⁶
 - (2) Dwelling Nameplate. One small, non-illuminated, identification sign per dwelling, up to 2sq ft..
- B. Signs in residential areas requiring a permit. Ground and wall type signs are permitted in residential zone districts as defined in this chapter with a permit and shall satisfy the following conditions:
- (1) One, temporary, on-premise sign identifying a residential development under construction or sale, permitted until all lots within the project are sold. This sign may not exceed a total surface area of 64 square feet nor an overall height of 10 feet, the lower edge of which shall not be less than 18 inches above the surrounding ground level. No such sign or billboard shall be erected or maintained within 100 feet of any occupied residence unless the written consent of the owner and occupant of such residence is first obtained.
 - (2) Single-family and multiple-family residential developments. Any person owning or operating any single-family or multiple-family residential development may erect a monument sign in accordance with the provisions of § 7-17.06B, bearing the name of the development, such sign not to exceed 24 square feet in area and not to exceed an overall height of six feet above the ground level, which sign shall be made of noncombustible material and may be lighted during the hours of darkness. No more than one sign may be erected for each development entrance. **[Amended 9-26-2013]**
 - (3) Signs accessory to public use or institutions. **[Amended 9-26-2013]**
 - (a) Institutions housing governmental functions and utilities of the City, county or state or any subdivision thereof, are permitted to erect a monument sign in accordance with the provisions of § 7-17.06B. Such signs, when of a permanent nature, shall be constructed of noncombustible material and shall meet all the requirements of this chapter, except as provided hereafter:
 - [1] There shall be not more than one sign.
 - [2] Such signs shall be set back from the lot line at least 1/3 of the distance from the lot line to the nearest building, but need not be set back more than 100 feet from the property line.
 - [3] No sign shall exceed 20 square feet in area, unless the sign is located more than 50 feet behind the property line, then said sign may be increased by five additional square feet for each additional 10 feet of setback, but in no event shall such sign exceed 50 square feet in area.
 - [4] Maximum height shall be eight feet.
 - [5] The sign may include an electronic message board area in accordance with 7-17.06H, provided that the sign is located along arterial streets as shown in the City Master Plan, which may be found on the City website.

- In the case of such signs in nonresidential zoning districts, the signs must comply with the requirements for the district in which they are located.
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§ 7-17.08. (Reserved)⁷

§ 7-17.09. General requirements for all signs.

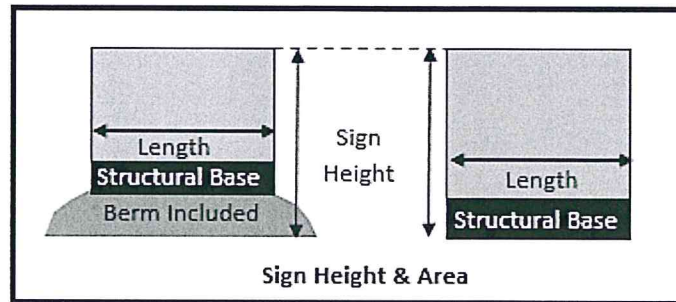
- A. Wind pressure and dead load requirements. Ground, projecting, wall and marquee signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of surface area and shall be constructed to receive dead loads as required elsewhere in the City Building Code.⁸
- B. Illumination. All illumination shall be concentrated on the area of the sign or landscape feature so as to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices, and wiring shall be installed in accordance with the National Electrical Code. Any signs shall be of a wattage of not to exceed 60 watts per bulb. No lights shall be permitted in excess of 60 watts per bulb, and in no instance shall such light be located as to be hazardous to traffic.
- C. Obstructions to doors, windows and fire escapes. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.
- D. Signs not to construct a traffic hazard. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device, in such manner as to interfere with, mislead or confuse traffic.
- E. Clear vision area. No sign shall be located within, project into, or overhang the corner clearance area as defined in § 7-14.05 of this chapter.
- F. Face of sign shall be smooth. No nails, tacks or wires shall be permitted to protrude from the

1. Editor's Note: Former § 7-17.08, Parking area signs, was repealed 12-19-2022 by Ord. No. 2022-05.

2. Editor's Note: See Ch. 8, Buildings and Building Regulations.

front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.

G. Measuring sign height. [Amended 12-19-2022]



- (1) The permitted height of all signs supported by the ground shall be measured from the level of the ground, finished surface, adjacent to the sign.
- (2) Sign height shall not be measured from an area of the ground that has been built up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g., the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).

H. Measuring sign area. [Amended 9-26-2013]



- (1) Sign area shall be measured as the square footage of the sign face and any frame or other material or color forming an integral part of the display or used to differentiate it from the background against which it is placed. The measurement of the sign shall include the entire graphic the sign is located on. [Amended 12-19-2022]
- (2) 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.

- (3) The area of a double-faced monument sign shall be computed using only one face of the sign, provided that: the outline and dimensions of both faces are identical; and the faces are back to back so that only one face is visible at any given time.
- (4) Window sign regulation shall not include season drawings or other graphics not related to signage. **[Amended 12-19-2022]**

I. City official may periodically inspect signs for compliance. **[Added 12-19-2022]**

§ 7-17.10. Legal nonconforming signs.

- A. Any sign legally existing at the time of adoption of these regulations which does not comply with all provisions shall be considered a legal nonconforming sign and may be permitted to continue if the sign is properly maintained and not detrimental to the health, safety and welfare of the community. **[Amended 5-17-2012]**
- B. Subject to exceptions below, any legal nonconforming signs may be continued in operation and maintained after the effective date of these regulations, provided that the signs shall not be: **[Amended 5-17-2012]**
 - (1) Structurally altered so as to extend their useful life;
 - (2) Expanded;
 - (3) Moved to another location on the original site or on a different site;
 - (4) Reestablished after damage of more than 50% of the value at the time of such damage or destruction;
 - (5) Modified in any way that would increase the degree of nonconformity of such sign.
- C. When a sign or sign structure is removed or destroyed, replacement signs and sign structures must comply with the current standards, except for the purpose of sign maintenance or repair: **[Added 5-17-2012]**
 - (1) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair, not to exceed 50% of the current market value of the existing sign structure.
 - (2) In order to preserve the nonconforming sign status, the person removing the sign must inform the Building Official in writing before the sign is removed. If the responsible party fails to provide written notification, any re-erected sign will be considered a new sign.
- D. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such a sign.
 - (1) An obsolete sign and its supporting structure shall be removed by the property owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises within 10 days after written notice

from the Building Official.

- (2) A sign which is in conformity with the other provisions of these regulations may remain in place if such sign is obscured by the use of a blank panel attached within the frame of the sign and shall be permitted to remain for a period not to exceed 120 days.
 - (3) Where a successor to an inactive business agrees, within 30 days of the date of written notice by the Building Official, to maintain the sign as provided for by these regulations, this removal requirement shall not apply, provided that the existing sign and structure conforms to all current sign requirements.
- E. All portable signs, except those specifically permitted by these regulations, that exist on the effective date of these regulations, shall be removed immediately upon the enactment of these regulations.
 - F. Any illegal nonconforming signs that exist on the effective date of these regulations shall be removed immediately upon the enactment of these regulations and shall be replaced by signs that conform to these regulations.

§ 7-17.11. Administration.

- A. No sign, permanent or temporary, shall be erected, structurally altered or relocated, except as otherwise provided in these regulations, without review and approval from the City of Lapeer Building Department.
- B. Application. The application, on a form provided by the City of Lapeer Building Department, shall contain the proposed location of the sign, the name and address of the sign owner and of the sign erected, the name and address of the owner of the business and of the property if different from that of the sign owner, drawings and/or sketches showing the design and location of the sign, the estimated cost of construction and any other information as the Building Official may require to ensure compliance with these regulations and with other ordinances of the City.
- C. Staking of signs proposed location. The location of a proposed sign shall be staked by the property owner. The Building Department will use the staked location to determine compliance with required setbacks set out in these regulations before issuing a sign permit.
- D. Permit required. For all signs requiring a permit, a sign permit application shall be applied for with the City of Lapeer Building Official. The Building Official will approve a sign permit application that clearly conforms to the requirements of these regulations. If the sign is situated in the public right-of-way, the applicant must obtain a license from the City and must possess adequate liability insurance.
- E. Fees. All permit fees for signs shall be as established by the Lapeer City Commission.
- F. Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within six months after the date of the permit.
- G. Exceptions. The following shall not require a sign permit:
 - (1) The changing of the image or message on an approved painted or printed

sign, on a theater marquee and on similar approved signs which are specifically designed for the use of replaceable copy.

- (2) Painting, repainting, cleaning or other normal maintenance or repair of a sign or a sign structure, unless a structural change is made.
- H. Certificate of compliance. All signs shall require a final inspection and the issuance of a certificate of compliance from the Building Department. The property owner shall notify the Building Department immediately upon erecting the sign to request the final inspection.

§ 7-17.12. Appeals. [Amended 12-19-2022]

Any person aggrieved by any decision or order of the Building Official in connection with any dimensional or location provision of these regulations may appeal to the Board of Zoning Appeals within 30 days of the decision or order (See § 7-22.06).