



CITY OF COOPERSVILLE
REGULAR MEETING OF THE PLANNING COMMISSION
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

September 16, 2024

Chairperson, Michael Heinz called the meeting to order @ 6:00 P.M.

Commissioners Present: Thomas Heikoop Tara Weise
 Anthony Henry Co-Chairperson Ross Conran
 Robert LaCross Chairperson Michael Heinz

Commissioners Absent: Commissioner Wilson

Motion by Commissioner Heikoop with second by Commissioner Weise to excuse the absence of Commissioner Wilson. Motion carried unanimously.

Approval of Minutes

Motion by Commissioner LaCross with second by Commissioner Henry to approve the minutes of the Planning Commission meeting of July 15, 2024. Motion carried unanimously.

Public Hearing/Special Guests NONE

Citizens Input and Suggestions NONE

Discussion/Action

Elect Chairperson & Vice Chairperson

Motion by Commissioner LaCross with second by Commissioner Conran to re-appoint Commissioner Michael Heinz as Chairperson.

Motion carried unanimously.

Motion by Commissioner LaCross with second by Commissioner Heikoop to re-appoint Commissioner Conran as Vice Chairperson. Motion carried unanimously.

Sign Regulations (Chapter 1282, Sections 1252.02, 1261.09, 1271.07, 1271.5.07, 1274.05)

City Attorney, Nick Curcio of Curcio Law Firm explained to the Commission that the reason for the proposed rewrite of the sign ordinance is mostly due to the June 2015 U.S. Supreme Court decision that was made on the Reed v Town of Gilbert, AZ and held the town's sign ordinance unconstitutional, as they regulated each sign differently based on the content of the sign, which the Supreme Court ruled that these types of regulations to be content-based and violated the First Amendment.

Sign Regulations (Chapter 1282, Sections 1252.02, 1261.09, 1271.07, 1271.5.07, 1274.05) continued

The other reasons for the changes to the ordinance is to loosen restrictions to allow signs that are desired by businesses and developers but not currently allowed, and to simplify and condense the ordinance into a more user-friendly format.

Attorney Curcio stated that we will be addressing *REED* through new definitions. The goal of the proposed ordinance is to rewrite regulations in content-neutral manner, which involved changing the ordinance's definitions to focus on the physical attributes of the sign instead of the messages.

Substantive changes were required, as in many circumstances it was impossible to rewrite existing regulations in the content-neutral way. One of the biggest changes related to yard signs. The current ordinance is riddled with content-based distinctions. The new ordinance gives a four (4) sign allotment for all yard signs. They cannot exceed six (6) square feet or be more than six (6) feet off the ground. They can only be used for noncommercial or on-premise commercial speech.

Sign regulations will be updated in all zoning districts with changes being applied to, but not limited to flags, banners, murals, and inflatable signs.

Discussion was held on banners on homes. Could they be considered as flags? The proposed change was not clear and will be reviewed further.

Discussion was also held, on one-hundred-feet, and twenty-foot-tall pole signs as they were not addressed in the proposed changes. Attorney Curcio will revisit the height of pole signs that would be allowed and follow-up with Staff, and the Commission at the next meeting.

Further review and discussion will take place in October on the Illumination of signs, Projecting signs, Sidewalk signs and a clear definition on the clear path of travel for pedestrians on sidewalks.

The Commission will review the proposed changes to the Sign Ordinance again at the October 2024 meeting.

Planning Director Comments

Planning Director Victor Vuong informed the Commission that we will meet again in October.

Planning Commissioner Comments NONE

Adjourn

Being no further discussion, Chairperson Heinz adjourned the meeting at 7:12 P.M.

Michael Heinz, Chairperson

Kimberly Borgman, City Clerk