

**COMSTOCK TOWNSHIP PLANNING COMMISSION**  
**PUBLIC HEARING NOTICE**  
**NOTICE OF INTENT (POSSIBLE) TO USE A VIRTUAL PLATFORM FOR PUBLIC HEARING**  
**ZONING ORDINANCE TEXT AMENDMENTS**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF COMSTOCK, KALAMAZOO COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that a public hearing concerning zoning ordinance text amendments will be held on May 28, 2020 commencing at 7:00 p.m. at the Comstock Township Hall, 6138 King Highway, within the Township, as required under the provisions of the Michigan Zoning Enabling Act and the Zoning Ordinance for the Township.

PLEASE TAKE NOTICE that, pursuant to Executive Orders 2020-70 and 2020-75 (unless otherwise lifted), the Township Planning Commission will hold its meeting (including public hearing) electronically, in order to limit in person government activities, to protect critical infrastructure workers to the extent possible and to observe the stay safe/stay home orders. If the meeting is held electronically, information to electronically attend the meeting will be posted on the Township's website at <https://comstockmi.gov>. In addition to participation during an electronically held public hearing, members of the public may also provide comments for the Planning Commission's consideration by emailing or mailing those comments to the Planning Commission for receipt prior to the meeting, in care of Community Development Director Stefforia ([jstefforia@comstockmi.gov](mailto:jstefforia@comstockmi.gov)) or by leaving a phone message prior to the meeting for Community Development Director Stefforia at the number below.

PLEASE TAKE FURTHER NOTICE that the item(s) to be considered at said public hearing include, in brief, the following:

1. Zoning Ordinance text amendments, including the addition/deletion of certain sections and the amendment of certain sections as follows:
  - a. Repeal of Section 6 and Section 7 in their entirety and addition of new Section 6 to address Off-Street Parking and Loading Requirements.
  - b. Amend Section 21.11.f regarding vehicles awaiting repair at an auto repair shop.
  - c. Addition of a new Section, Section 14.50, to establish a new zoning district to be called Comstock Center and provide for uses allowed and design standards applicable to properties in the district including building form, parking placement and other site design requirements.
  - d. Amend the following Sections to add CC to the list of zoning districts:
    1. Section 3.01 *Establishment of Districts*.
    2. Section 21.55B *Table 21B – Greenspace Type*.
    3. Article 23 *Schedule of Regulations* including the deletion of footnote q to the schedule.
    4. Section 8.03.2 *Parking of Vehicles with Vehicle Sign*.
  - e. Addition of Section 9.53j to allow adult day care centers as a special exception use in the A-h, Agriculture-Horticulture District.
  - f. Addition of Section 9.03.cc to correct a typographical error to identify Event Barns as a special exception use in the AGR, Agriculture-Residential District.
  - g. Addition of Section 21.24l to correct a typographical error identifying the standards for event barns to add text allowing the Planning Commission to identify other items that may be necessary to approve an event barn.
  - h. Amendment of Section 8.01 to identify the intent and objectives of the sign ordinance.
  - i. Amendment of Section 8.02 *Definitions and Specific Regulations* to add, delete and amend various definitions regarding signs

- j. Amendment of Section 8.03.1 to clarify how to measure surface display area of a sign.
  - k. Amendment of Section 8.03.3.e.5 to limit the electronically changeable area of a sign to 50%, not to include billboards.
  - l. Amendment of Section 8.03.6 to identify which signs are exempt from obtaining a permit.
  - m. Rewrite of Section 8.03.06.A allowing for temporary signs.
  - n. Addition of Section 8.03.10 to allow for substitution of noncommercial sign content in lieu of commercial content on any sign and without a permit.
  - o. Addition of Section 8.03.11 to require removal of obsolete signs.
  - p. Amendment to Section 8.04.c regarding pennants as prohibited signs.
  - q. Addition of Section 8.04.f to add obsolete signs to list of prohibited signs.
  - r. Deletion of Section 8.05.1 that lists the signs permitted in all districts
  - s. Amendment of Section 8.05.2, signs allowed in the AGR, A-H, R-1A, R-1B, R-1C, RMH, RM, RSM and OW Districts, as follows:
    - 1. Addition of *Institutional signs*;
    - 2. Clarification on names of *Subdivision or Development Real Estate Signs* and *Residential Development Signs*.
    - 3. Clarification on signs for *Non-residential Uses*.
    - 4. Deletion of Notes 1, 5 and 6 entirely and amendment to notes 2, 3 and 4 for clarification.
  - t. Amendment of Section 8.05.3, signs allowed in the O-1, B-1, B-2, B-3, LM, LD, and M Districts, as follows:
    - 1. Clarification of measuring wall sign area;
    - 2. Clarification on wall signs for tenants in multi-tenant buildings.
    - 3. Addition of *Institutional Signs*.
    - 4. Addition of *Subdivision or Development Real Estate Sign*.
    - 5. Clarification on signs allowed on gas pumps.
    - 6. Reduction in height from 8 feet to 5 feet for *Directional/Private Traffic Control* signs.
    - 7. Clarification of Note 12 on the timing of removal of a *Subdivision or Development Real Estate Sign*.
    - 8. Deletion of Notes 6 and 7 and amendment to Note 10.
  - u. Addition of Section 8.05.4 to provide for signs allowed in the CC District.
  - v. Deletion of Section 8.07 *Noncommercial Temporary Event Signs*.
2. Such other business as may properly come before the Planning Commission.

The Comstock Charter Township Planning Commission and Township Board reserve the right to make changes in the above mentioned proposed amendment(s) at or following the public hearing.

Anyone interested in reviewing the zoning ordinance text amendments may review the amendments upon request to the Community Development Director before the Planning Commission meeting. All interested persons are invited to be present at the aforesaid time and place, or, if an electronic meeting is held, to participate via the electronic meeting.

Comstock Charter Township will provide necessary reasonable auxiliary aids and services, to individuals with disabilities at the hearing upon four (4) days' prior notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the Township Clerk at the address or telephone number listed below.

COMSTOCK CHARTER TOWNSHIP PLANNING COMMISSION

By: Allan Faust, Secretary  
 Comstock Charter Township Hall  
 6138 King Highway, P.O. Box 449

Comstock, Michigan  
(269) 381-2360