## Signs rules back to drawing board

It's back to the drawing board for proposed sign gulations in Farmington Hills.

IC3 Dates to the regulations in Farmington Hills.

"I don't see where we've come to any kind of a consensus. There's too many questions," Farmington Hills city councilman Jonathan Grant said.
The council introduced new regulations for permanent wall and window signs in the city's business, expressway service and light industrial districts.

ness, expressiway service and light industrial districts.

But that's as far as the council would go.
Proposed changes to the city code for temporary window and free-standing signs tripped up the council, which decided a study seasion at 6 p.m., Mooday, August 12 was in order.

Even though the new rules for permanent wall signs have been introduced, the city council still can change them before enactment.

"It (rules for permanent signa) really reflects what exists. We are one of the few communities that doesn't regulate the size of wall signs," said zoning supervisor Loe Blizman.

"Currently wall signs are not regulated in the usiness and light industrial district. They are regulated in all IRO, office and residential — because churches can be residential areas," Blizman said.

UNDER THE introduced zoning amendment, permanent signs will be limited in location. Signs, for example, can't face residential areas unless a

major road is between the two. Permanent signs also can only be put on two facades of a business establishment. In the B-1 and B-3 business districts, which

In the B-1 and B-2 business districts, which have smaller settlacts, wall signs may cover a many smaller settlacts, wall signs may cover a with lawer sethacks, not as B-2, B-4, ES (expressway service) and light industrial, the signs can cover 15 percent of the wall.

Regulations for temporary window and free-standing signs — If approved — would be included in the city code. If included in the zoning ordinances — like the permanent sign regulations — the city would have to allow existing non-confrming signs to be grandfathered — or allowed — despite new rules.

The proposed rules for temporary window signs limit the signs to the inside of windows or doors with windows and may cover a maximum 25 percent of the window. Previous proposals put that percentage at 10 percent.

cent of the window. Previous proposals put that percentage at 10 percent.

The proposed rules for free-standing temporary signs limit one sign per zoning lot with two allowed on a corner lot with 300 feet or more frontage. The sign also must have a 10-foot setback and business owners can use the temporary signs for 14 days within a six-month period. Two temporary free-standing signs would be atlowed within a 12-month period.

THE TEMPORARY free-standing signs also would be limited to 12 square feet in area and four feet high, according to the proposed rules.

"This means they (business owners) don't have to go to the ZBA for this," Bilizman said.
Currently if a business owner wants to put up a free-standing temporary sign they must go to the zoning board of appeals for permission.

To the dismay of some council members, banners were not mentioned in the proposed rules. Though city attorney John Donohue said he want's ture the rules should be that specific, others asked that banners be included in a new draft of the rules.

Linda Lynch, president-elect of the Farming-ton-Farmington Hills Chamber of Commerce of-fered support of the proposed rules on behalf of the chamber's membership.

"We can support 25 percent limit on temporary signs. It's also in line with the limit in Farming-ton, which is an important consideration," Lynch sald.

Mayor Add. Vernal

said.
Mayor Aldo Vagnozzi suggested a percentage
somewhere between the originally suggested 10
percent and the proposed 25 percent. Councilman
Terry Sever said he wants rules that don't make it
more attractive for business owners to use temporary sizes.

more attractive for business owners to use comparary signs.
"IT SEEMS to me the approach we should take is to encourage permanent wall signs. That would have to become part of the 25 percent." Sever-

said.

City attorney Donohue, bowever, showed Sever that 10 percent of a wall (for permanent signs) is larger than 25 percent of a window for temporary

## Farmington marks Rights bicentennial

Farmington will be one of 200 communities nationally to host a special program in December honoring the bicentennial of the Bill of Rights of the U.S. Constitution.

"I thought it would be fun to be one of the 200 communities," said Farmington Mayor Shirley Rich-ardson. "It's recognition for the Bill of Rights and for our commu-

nity."

Communities were invited to participate by the Michigan Commission on the Bicentennial of the United States Constitution, as a way of celebrating the freedoms guaranteed to Americans by the first 10 Amendments to the Constitution. The commission suggested the communities develop special programs with a featured speaker and involve other community, school and civil groups.

The city of Farmington will host a community luncheon on Wednes-day, Dec. 11, at the Farmington Elks Club, with the theme "Farm-ington Salutes the Bicentennial of the Bill of Rights."

At the luncheon, the Farmington-Erchange Club plans to present its-Freedom Shrine, which holds repli-cas of 28 of the most famous docu-ments in American history, which Richardson called "a lovely, lovely-donation" to the city.

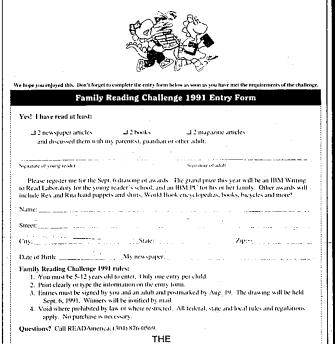
Speaking at the luncheon will be professor Sarah Keldan who teaches political science and business law at Oaktand Community College, and who is an expert on the U.S. Constitution.

Richardson sald the city selected a commemoration date close to ratification anniversary of the Bill of Rights. It was ratified and took effect Dec. 15, 1791, when ap-proved by the Virginia legislature.









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