

ZONING COMMISSION/ZONING RESOLUTION UPDATE MEETING

Work Session
December 1, 2011

Version I
Approved 1/12/12

Members present: Chairman, Tom Kelley, Ed Mazak, Richard Bradner, Nancy Fay, Scott Meyer, Jeff Kerr, Linda Hastings, Steve Bell, Jason Boltz, Paula Dubaniewicz, Joy Kosiewicz, Tim Franklin, Robert Konstand, Trustees Goodrich, Nelson and Corbett, Ken Baldwin, Zoning/Administrator Bill Funk and Recording Secretary Martha Ferch. Member excused: Michael Mack.

Zoning Commission: Mr. Kelly, Chairman, would like to officially recognize Carol Franklin for the work she has done while serving on the Bath Township Zoning Commission, the Comprehensive Plan and her lifetime dedication to Bath Township. She will be sorely missed.

Approval of minutes for November and zoning report for October and November.

Mr. Bradner moved that the November 3, 2011 work session minutes be approved. Mr. Mazak seconded and approved unanimously. Zoning Reports for October and November were presented and accepted.

The Chairman then turned the meeting over to Wendy Moeller of Compass Point via Skype.

Article XIII – Signage Standards

Section 1309 – Permanent Sign permitted in Business Districts – Zoning Inspector gave slide presentation of existing monument signs, pole versions and ground signs. Signs were also shown in the Hamlets, wall signs and signs in residential developments. Photos of some of the prohibited signs were also presented on the slide presentation.

Section 1309-A – Electronic changeable copy signs were discussed and what regulations should we put on them. How often should the message change? How bright can it be? Flashing? - We can regulate how the message changes. These signs can dim at nighttime. Consultant will provide current regulations for these signs. The ARC will look at the current sign regulations at their next meeting and make recommendation for the new zoning resolution from the parameters submitted by Consultant. We need to have regulations in place so any requests for variances through the BZA they would have guidelines to follow and legally uphold them. Sign lighting data should also be certified by a lighting engineer. Also, make the sign regulations to fit certain districts such as standards for LED lighting that could be allowed in the B-2 District and make it a Conditional Use. Hamlets would have a different set of standards for their signs.

Section 1309-A-1-B-2 – Multi-tenant building signs – issue of size of tenant signs was discussed. Allow them in the other districts but have specialized standards for the Hamlets and B-1. Multi-tenant signs can be on the monument sign or the building sign, either or, but not for both signs. Wendy will give some language on this to the ARC for review and then ARC will come up with standards and discuss with committee later.

Section 1309-A-1-B-2-C – delete this section.

Section 1309-B – Permanent Wall Signs – revisit this section with section 1309.

Section 1309-C – Window Signs – No neon “Open” signs, except in B-2 district. Define what a window sign is in Definitions. Take photographs of the existing window signs and have them displayed on screen for next meeting. Have Wendy share some nice multi-tenant signs for next meeting, also.

Section 1309-D – Permanent Driveway Signs – Change name to Directional Signs

Section 1309-D-5 – new section to define sign area with these regulations: may be 50% commercial and 50% directional.

Section 1309-E – Flags – Specify one “permanent” pole or holders for flag per building.

In the B-5 districts specify size for flag and wording or symbol on the type of business it is.

Address the projector type of flag sign for the Hamlets or make a different type of regulations for the B-5 district. Corporate flags in B-1, B-3 and B-4 should be allowed.

There should also be some rules on the upkeep of flags.

Section 1309-F – Permanent Signs Related to Gasoline Sales – discuss this section at a later date along with the lit permanent signs.

Section 1310 – Off Premise Signs (Billboards) – Delete entire section.

Section 1311 – Temporary Signs – time limit should be added for enforcement after 30 days. Temporary signs are not permanently attached to the ground. It could contain free speech such as political type signs. Snipe signs in the right of way are prohibited and any sign in the right of way can be removed. Define garage sales and temporary commercial signs and also include it in the Use Section. The Q.R. codes on signs are commercial in nature and needs to be defined and regulated. Other commercial sale, security, landscape companies or commodities signs should be regulated.

Section 1311-C-4-A – change to 20 square feet.

Section 1311-C-4-B – change to four feet high.

- Prohibit temporary ground signs that are up-lit, also prohibit ground banners.
- A-frame signs could be classified under temporary signs with time limits, street or sidewalk.
- Commercial temporary signs for special events are charged a refundable fee.
- Leave banners as is now – prohibited.

Appearance Review will meet on January 9, 2012 to discuss signs and come up with an overview for discussion. Ms. Moeller will also make revisions to sign regulations and it was moved to have this committee move their meeting date to January 12, 2012, Thursday at 6:30 PM in order to have both ARC and Consultant's input for review.

Respectfully submitted,

Martha M. Ferch
Zoning Commission Recording Secretary