

Minutes of the regular meeting of the Georgetown Township Planning Commission, held Wednesday, November 01, 2023.

Meeting called to order by Chairman Samy at 7:00 p.m.

Present: Tom Healy, Josiah Samy, Jeannine Bolhouse, Kelly Kuiper, Jessica Ulberg, Gary Veldink

Absent: Geoff Brown

Also present: Kevin Austin, Zoning Administrator (ZA)

#231101-01 – Planning Commission Agenda for November 1, 2023

Moved by Gary Veldink, seconded by Kelly Kuiper, to approve the agenda as submitted.

MOTION CARRIED UNANIMOUSLY.

#231101-02 – Minutes of the [September 20, 2023](#) Planning Commission Meeting

Moved by Gary Veldink, seconded by Kelly Kuiper, to approve the minutes as presented.

MOTION CARRIED UNANIMOUSLY.

#231101-03 – Conflict of Interest

Kelly Kuiper declared a conflict of interest with the two agenda items for Public Hearing. She explained her conflict to the Planning Commission and described the bylaws which state that the majority off the Commission must vote to accept her Conflict of Interest and have her recuse herself from the hearings.

Moved by Josiah Samy, seconded by Jeannine Bolhouse, to confirm the conflict of interest for Kelly Kuiper and instruct her to remove herself from the meeting room until the hearings for REZ2308 and the Preliminary Plat Review for Schepers Farm have concluded.

MOTION CARRIED UNANIMOUSLY

Kelly Kuiper removed herself from the Township Board Meeting Room.

#231101-04 – Public Hearing for (REZ2308) Ordinance 2023-11: To change from (RR) Rural Residential to (LDR) Low Density Residential a parcel of land described as P.P. # 70-14-07-400-040, located near 42nd Ave and Westside Dr., in Georgetown Township, Ottawa County, Michigan.

Sarah Romine presented the rezoning request for Grand Valley Investment Co. She stated that the intention of the rezoning is to incorporate the parcel in to the proposed Schepers Farm plat.

The ZA presented the [staff report](#) for REZ2308.

Chairman Samy opened the floor to questions from the commissioners.

There were no questions.

Chairman Samy opened public comment.

No comments were made.

Moved by Chairman Samy, support by Gary Veldink, to close public comment.

Moved by Jeannine Bolhouse, seconded by Jessica Ulberg, to adopt the staff report as finding of facts and to recommend to the Township Board to approve the following resolution:

**Georgetown Charter Township
Ottawa County, Michigan
(Ordinance No. 2023-11)**

At a regular meeting of the Georgetown Charter Township Board held at the Township offices on _____, 2023, beginning at 7:00 p.m., Township Board Member _____ made a motion to adopt this Ordinance because the proposed zoning designation **is consistent** with the Master plan and the Future Land Use Map for the; the area **is capable** of sustaining the uses within the LDR district without additional public funds; the uses allowed within the LDR district **are compatible** with the neighboring uses and to adopt the staff report as finding of fact, which motion was seconded by Township Board Member _____:

**AN AMENDMENT TO THE GEORGETOWN CHARTER
TOWNSHIP ZONING ORDINANCE, AS AMENDED, AND MAP**

THE CHARTER TOWNSHIP OF GEORGETOWN (the “Township”) ORDAINS:

ARTICLE 1. The map of the Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to read as follows:

(REZ2308) Ordinance 2023-11: To change from (RR) Rural Residential to (LDR) Low Density Residential a parcel of land described as P.P. # 70-14-07-400-040, located near 42nd Ave and Westside Dr., in Georgetown Township, Ottawa County, Michigan.

Except as expressly modified by the above, the balance of the Zoning Map of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

ARTICLE 2. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such

holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance.

ARTICLE 3. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, and map shall remain unchanged and in full force and effect.

ARTICLE 4. Effective Date. The provisions of this Ordinance shall take effect upon the expiration of seven (7) days from the date of publication after the adoption of this Ordinance or a summary of its provisions in accordance with the law.

The vote in favor of adopting this Ordinance was as follows:

Yeas:
Nays:
Absent:

MOTION CARRIED UNANIMOUSLY AND ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by Georgetown Charter Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: _____, 2023

By _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Josiah Samy, Jeannine Bolhouse, Tom Healy, Jessica Ulberg, Gary Veldink.

Nays: None

MOTION CARRIED UNANIMOUSLY

#231101-05 – Public Hearing for The layout of the Preliminary Plat of Schepers Farm, P.P. # 70-14-07-400-039 and P.P. # 70-14-07-400-040, located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

Sarah Romine presented the request for GLES, Inc. She noted that previous stalled proposals of this plat incorporated far more lots than this current proposal. The ecological constraints in this

area were more restrictive on a plat with a higher quantity of lots than the current proposal of 19 LDR lots. Ottawa County Water Resource Commission had submitted a tentative review on the current proposal and there are no significant changes. They do not have any feedback from DTE energy on the current plan however that will be obtained for future approvals. She stated that they had an approved location for a cluster mailbox near lot 8 and that this plan provides the smallest impact on the wetlands in compliance with EGLE standards. They will continue to work with EGLE to ensure they follow the requirements in this area.

The ZA presented the Staff Report.

Tom Healy stated that he believes the current plan is addressing some of the water concerns in the area utilizing retention.

Josiah Samy inquired if the cluster mailboxes are a requirement by the Postal Service.

Sarah Romine stated that she was informed by the Postal Service that it is a new requirement that they are enforcing on all new developments.

Josiah Samy asked if this area has any issue with the floodplain.

Sara Romine stated that the plat is not located within the 100 year floodplain. The proposed reduction in lots for this plat is made to better adjust to the wetland constraints and lessen the impact.

Josiah Samy asked the ZA how the drainage and wetland would be considered in the event that future residents requested variances for additions and structures.

The ZA stated that the wetland will be considered a self-created situation by the ZBA due to the development of the plat and not necessarily considered a unique characteristic of the lot.

Josiah Samy asked Gary Veldink about the utility situation in this area of the township.

Gary Veldink stated that further utility extensions along Bauer and in this area are considered when looking at further development trends. Main extensions to serve further NW will be expensive however they are being discussed as a possible future project. New utility requests in Blendon Township will impact the future extensions throughout the township and projects within Wyoming will cause the township to have to make adjustments to our service.

The Chairman opened public comment.

Michelle Schimmel, 7975 42nd Ave, stated that she is very concerned over the increase in traffic flow that would be created by the development of another plat in this area. She stated that there are current water issues involving the road and that she is curious if there will be sidewalk required along the entire plat.

Gary Veldink mentioned that the utility committee had discussed on several occasion the possibility of funding a non-motorized trail along 42nd Ave, to connect Pt Sheldon to Grand Ravines Park on Fillmore. They saw this as valuable resource for the community however there hasn't been much momentum for it across the board.

Michelle Schimmel asked if they will be required to hook-up to sanitary sewer if the plat extends service near them.

Dave Schimmel, 7975 42nd Ave, stated that he doesn't oppose expansion and new development, however, the conditions of this property are poor for it. He knows the property well and understands that the water that accumulates will have to go somewhere. The residents in the new houses along 42nd have resorted to placing rocks in their landscaping to try and address the water issue. The current grade of the houses have resulted in water pooling on the street due to bad drainage. He doesn't believe the area for Schepers Farm proposed plat should be developed.

Gary Veldink stated that the Public School in this area has been a negative contributor to the water issues in this area given the construction of their retention ponds. He stated that they have had good contact with Joe Bush at the county about the issues in this area and that it is definitely on the Water resource Commissions awareness.

Sarah Romine stated that the Storm sewer system will be constructed in compliance with current development standards and be established as a new county drain under the section 433 of the Michigan Drain Code. She also stated that sidewalks are proposed, as required, for all lots within the plat which includes some parcels on 42nd Ave.

Tom Healy asked if the decrease in lots was in response to the water issues.

Sarah Romine stated that the larger lots allowed them to not impede the wetlands as significantly and still afforded ample buildable space.

Josiah Samy asked the ZA how lots A-E on the plan came to be being that they are not in the plat and would not have a sidewalk requirement.

The ZA stated that he doesn't know for sure at this time but that they answer likely the child parcels of a Land Division.

Rob Schepers, 8158 42nd Ave, stated that the issues with the water near the road were a result of an improper excavation for the houses that front 42nd. The drains were higher than the street which resulted in bad drainage. He asked whether or not he would be required to install sidewalks on his parcel.

Josiah Samy stated that he would not be required to install due to the proposed plan.

Moved by Josiah Samy, seconded by Jeannine Bolhouse, to close public comment.

The ZA presented options for motion.

Tom restated that the follow on approvals for this plat must receive approval from the Ottawa County Water Resource Commission and they have the expertise to address any serious water issues in this location.

Jeannine Bolhouse stated that she is appreciative of the added information and input by the residents near this development.

Jessica Ulberg concurred with Jeannine Bolhouse and thanks the residents.

Moved by Tom Healy, seconded by Gary Veldink, To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall Preliminary Plat of Schepers Farm, part of P.P. # 70-14-07-400-039, located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the Vriesman and Korhorn drawing dated revised 10/24/23, and with the following conditions:

- a. Building envelopes will be reviewed for exactness at the time building permit applications are submitted.
- b. The rezoning for REZ2308 for P.P. # 70-14-07-400-040 is approved by the township board.
- c. Lots affected by a drainage easement, detention areas or wetlands are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- d. All existing and proposed utilities shall be coordinated with the township DPW department
- e. The proposed plan shall be approved by Ottawa County Water Resources Commission.
- f. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
- g. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time of Final Plat approval.
- h. Attached garages with a minimum of 400 square feet shall be provided.
- i. Sidewalks will be provided by the individual property owner at the time a house is constructed.

Yeas: Josiah Samy, Jeannine Bolhouse, Tom Healy, Jessica Ulberg, Gary Veldink.

Nays: None

MOTION CARRIED UNANIMOUSLY

#231101-06 – Public Hearing for (REZ2307) Ordinance 2023-10: to re-evaluate the Chapter 25 Sign Ordinance Amendment in reference to the specific amendments recommended by the Township Board. ([Current Chapter 25 Signs](#), [Chapter 25 Signs Draft](#), [Full Strikethrough Version](#), [MML Fact Sheet](#))

Kelly Kuiper returned to her seat with the Planning Commission.

The ZA presented the [staff report](#).

Chairman Samy asked Township Board representative Gary Veldink to elaborate on the request for revisions made by the township board.

Gary Veldink informed the Planning Commission that at the October 9, 2023 Township Board meeting, the board was evaluating the proposed sign ordinance. A point of friction was raised by some board members with the proposed language when a reduction in the aggregate square footage for political signs was highlighted. Further, it was noted that a timeframe on a display period for temporary signs on a parcel was disagreeable to some of the board members. He stated that he believes the board became too focused on the change for political signs and didn't evaluate

the impact that this would have on all Temporary Signage throughout the township. He noted that he attempted to remind them that the township is complaint based and that most of these types of displays will not garner an enforcement due to lack of follow-through on complaints. Further, it was noted by some of the board members that it could be reasonable that a parcel with more frontage may be permitted a higher aggregate of signs. He stated that this idea was less popular and that his opinion was that every parcel should retain the same aggregate temporary signage.

Tom Healy questioned if all the board members were inclined to want 64 square feet of temporary signage.

Gary Veldink stated that doubling the allotment was proposed by one board member and was supported by 3 more for the vote. There was still 3 board members in opposition.

Tom Healy asked if the Township Board can amend the language themselves to include what they prefer.

The ZA informed the planning commission that the Township Board can deny the resolution as presented by the planning commission and amend the language of the proposed amendment to reflect what they would like to see. Generally if the language is less restrictive than what was originally noticed, it would not be required to be published again. Given the effect of some of the proposed amendments on the language, there would need to be additional work on the ordinance to present finished draft language to the board, if it was different than what was proposed by the Planning Commission.

Kelly Kuiper stated that she is not inclined to make the requested revisions whatsoever when the request originated from a disagreement on the reduction that political signs would experience. She stated that it is extremely short-sighted to not evaluate the impact on the entire community that 64 square feet of signs on each parcel would have, as well as indefinite display for every type of temporary sign.

Jeannine Bolhouse reiterated that this proposed revision would allow the presence of every type of temporary sign year-round, with no enforcement measure for removing it in the event that complaints are received.

Gary Veldink stated that if the planning commission wanted to acknowledge the township board's opinion, then an adjustment could be made to increase the aggregate square footage without doubling it.

Kelly Kuiper reiterated that she was very confident in the language of the ordinance that was recommended for approval, and the work of the township attorney and staff members. She stated that it is inappropriate to implement the township board's revision for all signage based on the impact on political signage displays.

Tom Healy mentioned that it appeared from the board recording that the township board was concerned over this ordinance's impact on free speech, however, the Supreme Court ruling reaffirms resident's right to free speech and the amendment that was proposed by the PC enforces the courts decision.

Kelly Kuiper stated that the proposed amendment is fair and consistent in the way it was originally composed and that it accomplishes content-neutrality with respect to legal precedent.

Tom Healy stated that his only hesitancy in this amendment is specific to the language in the highlighted provisions which allows land that is for sale or lease so display longer than what is provided and that he believes that may be content related.

Kelly Kuiper stated that provision refers to the signage and the land and not the content of the sign. The type of sign is still considered temporary therefore it conforms to the ordinance.

Jeannine Bolhouse reemphasized that the original proposed language conformed to the ruling of Reed vs Gilbert and reinforced the rights granted by the 1st amendment.

Kelly Kuiper stated that this ordinance will demonstrate what the elected officials and the appointed planning commission wish for significant factor of the aesthetic character of the township. She believes that they should be very careful in permitting the proliferation of permitted temporary signage to this degree.

Gary Veldink stated that the signs that do instigate concern and complaints would be excessive at 64 square feet vs the current 32 sqft provision.

Josiah Samy stated that he believes it is shameful that this ordinance would be sent back to the Planning Commission for revision due primarily to the impact on political sign displays. The Planning Commission is not a political body and must assess the holistic impact of a proposed ordinance amendment. He remarked that their recommendation was in keeping with a goal of keeping the township aesthetically pleasing while allowing a level of display consistent with the character of the municipality. After seeing an example of what 32 sqft and 64 sqft of aggregate sign would look like on a residential lot, he partially feels that 32 sqft is even too much. However, he would like to keep the existing proposal for square footage for temporary signs but is amenable to increasing the display period from 60 days to 90 days.

Jeannine Bolhouse stated that there is no need to even address the proposal of moving the sign after the display period has been reached instead of removing it.

Josiah Samy stated that the other discussion point of scaled aggregate signage to parcel size is not agreeable to him. He doesn't believe land size should enable more displays of chosen temporary signage or speech.

Tom Healy mentioned that the board member who raised the scaling issue was likely looking for the logic behind not entertaining a scale and he believes the Township Supervisor did an excellent job of explaining that more land does not equate to more speech rights in the terms of temporary signage.

Josiah Samy stated that a consideration was already made during the early formulation of this ordinance to allow the temporary signs to be an aggregate versus just being 1 sign of up to 32 sqft. This allows multiple displays of a smaller size. He is not interested in expanding these displays any further.

Kelly Kuiper stated that despite the township board having powers of approval she believes the language and formulation of the ordinance should fall more into the purview of the appointed Planning Commission instead of the political body of the board.

Jeannine Bolhouse stated that this ordinance is able to be amended if it is found that the provisions in application are not in keeping with the spirit and intent of our township regulations, however, that can be addressed when the evidence presents itself.

Moved by Gary Veldink, seconded by Josiah Samy, to amend the language of Section 25.4 (15) of the (REZ2307)(Ordinance 2023-10) Ordinance Amendment to Chapter 25 Sign Ordinance, to allow Temporary signs to be displayed for up to 90 continuous days with at least a 30-day gap between any display period, and to recommend approval of the resolution as follows:

GEORGETOWN CHARTER TOWNSHIP
OTTAWA COUNTY, MICHIGAN
(Ordinance No. 2023-10)

At a regular meeting of the Township Board for the Charter Township of Georgetown, held at the Township Offices on _____, 2023, the following Ordinance/ordinance amendment was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____, and to adopt the staff report as finding of fact, and upon recommendation from the Planning Commission:

AN ORDINANCE TO AMEND THE GEORGETOWN CHARTER TOWNSHIP
ZONING ORDINANCE CHAPTER 25

THE CHARTER TOWNSHIP OF GEORGETOWN (the "Township") ORDAINS:

Article I. The Georgetown Charter Township Zoning Ordinance, as amended, is hereby amended to revise Chapter 25 Sign Ordinance as follows:

Chapter 25 SIGNS

Sec 25.1 ~~SCOPE, INTENT, AND PURPOSE~~

Sec 25.2 DEFINITIONS

Sec 25.3 PROHIBITED SIGNS

Sec 25.4 ~~SIGNS EXEMPTED~~ TEMPORARY SIGNS

Sec 25.5 MEASUREMENT OF AREA OF A SIGN

Sec 25.6 SIGNS PERMITTED; SPECIFIC ZONING DISTRICT REGULATIONS

Sec 25.7 ILLUMINATION AND DIGITAL MESSAGE CHANGES ON SIGNS AND BILLBOARDS

Sec 25.8 CONSTRUCTION AND MAINTENANCE; PERMITS; GENERAL

Sec 25.9 SIGN PERMIT

Sec 25.10 NONCONFORMING SIGNS

Sec 25.11 SETBACKS

Sec 25.12 BILLBOARDS

(whole chapter revised _____, 2023)

Sec 25.1 ~~SCOPE, INTENT, AND PURPOSE~~

~~This Chapter is intended to regulate and limit the construction or reconstruction of signs and billboards in order to protect the public peace, morals, health, safety, aesthetics and general welfare. Such signs as will not, by reason of their size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for vehicular and pedestrian traffic safety, or otherwise endanger public welfare, shall be allowed except as may be otherwise provided for herein.~~

~~The intent and purposes of this Chapter include:~~

1. This Chapter is intended to regulate the use, construction, reconstruction, placement and design of signs and billboards to protect the public peace, health, safety, aesthetics and general welfare.
2. The purpose of this Chapter is to establish reasonable regulations regarding the size, type of construction and anchoring of signs, and to regulate the time, place and manner of their display, in order to:
 - A. Promote the public peace, health, and safety of Township residents, property owners, and visitors;
 - ~~B. Eliminate distractions that are hazardous to motorists and pedestrians;~~
 - B. Maintain pedestrian and vehicular safety throughout the Township by reducing the number and types of distractions that are hazardous to motorists and pedestrians, and eliminating signs that impair drivers' ability to see pedestrians, obstacles, other vehicles, or traffic signs;**
 - C. Protect the public's ability to identify establishments and premises, **including for emergency responses;**
 - D. Protect the natural beauty and distinctive character of ~~Georgetown Charter~~ **the** Township;
 - ~~E. Protect commercial, business, office and industrial districts and areas from visual chaos and clutter;~~
 - E. Reduce visual chaos and clutter and achieve some uniformity and balance in the size, number and placement of signs;**
 - F. Provide an environment that fosters the reasonable growth and development of business and commerce;
 - ~~G. Protect and enhance property values; and~~
 - G. Maintain and protect quality of life and enhance property values by promoting well-maintained, vibrant and attractive residential and business neighborhoods and avoiding nuisance-like conditions;**
 - ~~H. Balance the individual rights of property owners or lessees to communicate their message with the public's right to be free of unreasonable distractions and aesthetic intrusions.~~
 - H. Promote effective communication of messages and balance the desire to allow use of signs that are of sufficient, but not excessive, size to perform their intended function with the public's right to be free of unreasonable distractions and aesthetic intrusions; and**
3. **It is determined that the regulations contained in this Chapter are the minimum amount of regulation necessary to achieve its purposes.**

4. It is further determined that restrictions in this Chapter on the size of signs, their height and placement on property, are the minimum amount necessary to achieve its purposes.

5. Severability: If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance.

Sec. 25.2 DEFINITIONS

For purposes of this Ordinance, the following words, terms, and phrases shall have the following meanings:

~~A. **Billboard.** A sign directing attention to a use, activity, message, product or service which is not conducted on or directly related to the lot or parcel upon which the sign is located. Also, a sign that advertises or designates an establishment, service, merchandise, use, entertainment, activity, product, or message that is not conducted, sold, produced, manufactured, or furnished upon the parcel or lot where the sign is located.~~

1. Billboard. A sign directing attention to commercial or noncommercial goods, services, uses, ideas, products or services not located, conducted, sold, produced, manufactured, offered, or furnished on the lot upon which the sign is located.

~~B~~ **2. Business Center.** Any two (2) or more businesses or commercial uses that:

1. are located on a single lot ~~or parcel~~; or
2. are one premises and under one (1) common ownership or management and have a common arrangement for the maintenance of the grounds; or
3. are connected by common walls, partitions, canopies, other structural members, or walkways to form a continuous building or group of buildings; or
4. otherwise present the appearance of a single continuous business area.

~~C. Construction Sign. A sign which identifies the owners, financiers, contractors, architects, and engineers of a project under active construction.~~

~~D~~ **3. Digital Sign or Billboard.** A digital sign or billboard usually consists of (or has a portion or face comprised of) a computer or playback device connected to a large, bright digital screen such as an LCD, LED, computer, plasma, or similar display. Such signs can utilize electronic changeable copy. Generally, the wording on such a sign contains letters, symbols, figures, depictions, and/or numbers that can be electronically or digitally changed or that do change electronically or digitally. Such signs can utilize digital, LED, LCD, plasma, or electronic technology.

~~E. Directional Sign. A sign located on the lot where the use involved is located and that provides directions or instructions regarding that use, but which sets forth no advertising, business logo or insignia, or similar promotions or advertising (except as otherwise provided in the ordinance).~~

4. Directional Sign. An on-site sign used solely to provide non-commercial information directing or assisting the flow of pedestrian or vehicular traffic (such as enter, exit, and one-way) and parking.

5. Flag. A sign consisting of a piece of cloth or similar material, typically but not necessarily attached to a flagpole or staff.

~~F~~ **6. Freestanding Sign.** A permanent sign supported by one or more up-rights, posts, poles, or braces placed in or upon the ground surface and not attached to any building, or a sign permanently resting directly on the ground and not attached to any building.

~~G~~ **7. Identification Sign.** A sign that identifies only the business, owner, ~~or residence~~ **resident, property number** and/or the street address for the property on which the sign is located, ~~and which sets forth no other advertisement~~ for identification and/or emergency location purposes.

~~H~~ **8. Illuminated Sign.** A sign that provides artificial light directly (or through any transparent or translucent material) from a source of light connected with or related to such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property. Illumination can be internal or external to a sign.

~~I. Institutional Bulletin Board. A sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and which may contain a space for changeable messages for the announcement of its institutional services or activities.~~

~~J. Nonconforming Sign. A sign that was lawful when erected but no longer complies with this Chapter or this Ordinance.~~

9. Nonconforming Sign. A sign lawfully existing at the effective date of this Ordinance or Chapter or amendments thereto, and which does not conform to the current sign regulations.

~~K~~ **10. Mean Grade.** A reference plane representing that arithmetic mean of the lowest and highest grade elevations in an area within five (5) feet of the foundation line of a sign structure, or in the area between the sign structure foundation line and the lot line, in the case where the sign structure foundation line is less than five (5) feet from the lot line.

~~L~~ **11. Off-site Sign.** Any sign relating to a matter not located on the lot ~~or parcel~~ where the sign itself is located.

~~M~~ **12. On-site Sign.** A sign relating in its subject matter to the lot ~~or parcel~~ on which the sign is located, or a sign relating to products, accommodations, services, or activities located on the lot ~~or parcel~~ where the sign is located.

~~N 13. Plat Entry Sign. A permanent sign placed at a road located at the entrance of to a subdivision, mobile home park, or multiple-family development, containing only the name of the subdivision, mobile home park, or multiple-family development.~~

~~O. Political Sign. A temporary sign used in connection with an official Georgetown Township, school district, county, state, or federal election or referendum.~~

~~P. Portable Sign. A sign not permanently anchored or secured to either a building or the ground such as but not limited to "A" frame, "T" shaped, or inverted "T" shaped sign structures, and signs affixed to movable trailers, designed or intended to be displayed for a limited period of time.~~

14. Portable Sign. A sign that is not attached, anchored, or secured to a fixed location, that is primarily designed to be movable and can be towed, hauled or driven, such as a portable trailer sign with changeable copy.

~~Q. Projecting Sign. A sign which projects from and is supported by a wall of a building and does not extend beyond or into and over street right-of-way.~~

~~R. Real Estate Sign. A sign located on a lot or parcel that contains land or buildings for sale, rent or lease, or buildings under construction and intended for sale, rent or lease.~~

S 15. Roof Sign. Any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure, or a sign projecting above or beyond the roof.

~~T. Sign. A name identification, description, display or illustration which is affixed to or represented directly or indirectly upon a building, structure, or piece of land and which is intended to direct attention to an object, product, place, activity, person, institution, organization or business. Also, a device, structure, painting, fixture, or placard using color, graphics, symbols, and/or written copy designed and/or utilized for the purpose of advertising or identifying any event, establishment, product, good, service, or displaying or depicting other information.~~

16. Sign. Any display or object that is primarily used to identify or display information about or direct or attract attention to a person, institution, organization, business, product, event, or location, or any religious, political, social, ideological, or other message, by any means which is visible from any public street, sidewalk, alley, park, public property, or public right-of-way.

~~U. Temporary Sign. A display, informational sign, banner or other advertising device with or without a structural frame and intended or designed for a limited period of display, including seasonal produce sales, and decorative displays for holidays, or public demonstrations.~~

17. Temporary Sign. A sign constructed of paper, nylon, cloth, canvas, plastic, cardboard, wall board, plywood or other light temporary material with or without a structural frame or any other sign intended for a limited period of display that is not permanently anchored to the ground or a building.

~~V 18. Wall Sign. A sign which is attached directly to or painted upon a building wall and which does not extend more than eighteen (18) inches therefrom nor above the roof line, with the exposed face of the sign in a plane parallel to the building wall.~~

~~W. Garage or Yard Sale Sign. A sign displayed for a limited period of time to provide information relating to a residential garage or yard sale when such use has not become permanent. Such sign could be located off site with permission from the property owner where the sign is located. An address shall be provided on the sign as to the location of the sale. Such address shall be displayed in a block text having a minimum height of four (4) inches and a color that contrasts with the color of the background on which the address is displayed.~~

~~X. Site improvement/landscaping sign. A sign which identifies the owners, financiers, contractors, and/or architects of a site improvement/landscaping project not including construction requiring a building permit. (revised 3/12/2012)~~

Sec 25.3 PROHIBITED SIGNS

A sign not expressly permitted or allowed by this Ordinance is prohibited. Also, the following are prohibited:

1. Signs not specifically permitted by this Chapter or Code.

2. Signs located in, projecting into, or overhanging a public right-of-way or dedicated public easement, except those signs established, maintained or required by the Township, County, State, or Federal government, including banners displayed by the Township, directional signs, or plat entry signs.

A 3. Abandoned signs, which shall be removed within ninety (90) days of the cessation of the business, use or activity.

~~**B. Gas or air filled balloons over three (3) feet in diameter intended to draw attention to a business or other commercial activity (except as allowed under the portable sign section with an approved permit):**~~

4. Any sign structure that no longer conveys a message or contains a sign.

5. In residential zoning districts or on property used for non-transient residential uses, commercial signs not expressly permitted under this Chapter are prohibited.

6. Portable signs, festoons, pennants, banners, inflatable figures, and streamers, and gas or air-filled balloons over three (3) feet in diameter intended to draw attention to a business or other commercial activity, except as expressly allowed in nonresidential zoning districts with an approved permit.

~~**7.**~~ A rotating or moving sign in which the sign itself or any portion of the sign moves in a revolving or similar manner. Such motion does not refer to methods of changing copy where expressly allowed by this Chapter.

8. Rope lights, string lights or similar lighting attached to, surrounding or otherwise drawing attention to a sign.

~~**D. Signs or advertising on vehicles that are parked or located for the primary purpose of displaying the advertising copy.**~~

9. Vehicles or trailers that are parked or located for the primary function of acting as a sign or billboard.

~~**E. Festoons, pennants, nongovernmental flags, banners, inflatable figures, and streamers (except as allowed under the portable sign section with an approved permit) and except as expressly permitted in this Chapter.**~~

~~**F 10.**~~ Snipe signs (such as any unlawful sign posted on a tree, utility post, traffic sign, etc.).

~~**G 11.**~~ Signs imitating or resembling official traffic or government signs or signals.

~~**H 12.**~~ Portable freestanding or temporary signs, except where expressly permitted in this Chapter.

~~**I 13.**~~ Any sign that obstructs free access to or egress through or from a required door, window, fire escape, or other required exit from a building or structure.

~~**J 14.**~~ Any sign that makes use of the words "Stop," "Look," or "Danger," or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse drivers **or pedestrians.**

~~**K 15.**~~ Roof signs.

~~**L 16.**~~ Signs on street furniture, such as benches and trash receptacles, not including commemorative plaques or engravings that are **not** larger than one-half (1/2) square foot.

~~**M 17.**~~ ~~**Business logos or other advertisements**~~ **Commercial messages** on directional signs.

~~**N 18.**~~ Off-site signs, unless expressly permitted in this Chapter.

~~**O 19.**~~ Animated signs.

~~**P 20.**~~ Signs that are otherwise unlawful under county, state, or federal law.

~~**Q 21.**~~ Signs that constitute a trespass or are installed on the property of another without permission.

22. Signs that advertise or promote a use of property that is unlawful or prohibited under the Ordinance or any local, state, or federal law.

Sec 25.4 SIGNS EXEMPTED

~~The following signs are permitted in all zoning districts and are exempt from the regulations of this Chapter:~~

~~**A.**~~ All directional signs for orientation of the general public, when erected and maintained by the Township, county or state government.

~~**B.**~~ Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial or business connotations or promotions.

~~**C.**~~ Flags and insignia of any government except when displayed in connection with commercial or business promotions or connotations.

- ~~D. Legal notices and identification, informational, or directional signs erected or required by governmental bodies.~~
- ~~E. Integral decorative or architectural features of buildings, except letters, trademarks, business insignias or symbols, moving parts, or moving lights.~~
- ~~F. Directional signs directing and guiding traffic and parking on private property, but bearing no advertising matter, and not exceeding four (4) sq. ft. in area.~~
- ~~G. Political signs not larger than thirty-two (32) square feet in area per sign and no more than 80 square feet total signage per parcel, not located within any public right-of-way, and not obstructing the vision of motorists at intersections. All political signs shall be removed within ten (10) days after a general or special election to which it pertains. (revised 5/12/08)~~
- ~~H. Real estate signs for residential purposes located on the lot that is for sale or lease not exceeding one (1) such sign per street frontage per lot or parcel, not larger than six (6) square feet, and not located within any public right-of-way.~~
- ~~I. Real estate signs in a commercial or industrial district located on the lot that is for sale or lease not exceeding one (1) per paved public street frontage per parcel or lot, not larger than 32 square feet in area per side, and not to exceed eight (8) feet in height, and set back at least 15 feet from the road right-of-way or the additional distances from which a setback is determined as listed in Chapter 24 footnote (B). Such sign shall not be erected until the land or building is for sale, rent or lease. The sign shall be removed within (10) ten business days from the date the land or building is sold, rented or leased.~~
- ~~J. Garage or yard sale signs not exceeding four (4) square foot in area, not located within any public right-of-way or on any utility pole, when the person responsible for placing the sign provides their address on the sign along with a date for the first day of display period. The sign shall not be displayed for over seven (7) days.~~

Sec 25.4 TEMPORARY SIGNS

- 1. The total aggregate sign area of all temporary signs on any one lot shall not exceed thirty-two (32) square feet in area.**
- 2. Except as otherwise provided in this Chapter, freestanding temporary signs shall not exceed six (6) feet in height and shall not be higher than forty-two (42) inches above mean grade of the yard on which they are placed.**
- 3. Temporary wall signs shall not exceed ten (10) feet in height.**
- 4. Except as otherwise provided, temporary signs on construction sites shall be limited to one temporary sign per lot per street frontage. Such sign shall not exceed thirty-two (32) square feet and shall be removed within ten (10) days after the issuance of an occupancy permit.**
- 5. For one-, two-, and multi-family housing developments under construction, one temporary sign not to exceed thirty-two (32) square feet in area and eight (8) feet in height is allowed at each entrance to the development. Such sign shall be set back at least fifteen (15) feet from the road right-of-way or the additional distances from which a setback is determined as listed in Chapter 24 footnote (B). Such sign shall not be erected until a building permit has been issued for the development project and construction activity has actually begun. The sign shall be removed within two (2) months of the issuance of the final occupancy permit for the dwellings in the development..**
- 6. Temporary signs on improved properties for sale or lease in non-residential zoning districts shall be limited to one per street frontage, shall not exceed thirty-two (32) square feet in area, shall not exceed eight (8) feet in height, and shall be removed within ten (10) business days after the sale or lease of the property.**
- 7. One temporary sign may be located on vacant land that is for sale or lease and shall be allowed to have a size equal to twelve (12) square feet of area per acre of land or per 100 lineal feet of thoroughfare frontage, but in no case shall the sign exceed 100 square feet of area or be more than ten (10) feet in height.**
- 8. Temporary signs shall not be illuminated.**
- 9. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way.**

10. Temporary signs shall not be located closer than twenty (20) feet to the edge of the traveled portion of the roadway and shall not be located in a dedicated right-of-way and shall be set back ten (10) feet from all property lines.

11. Temporary signs shall not be erected in such a manner that they will or reasonably may be expected to interfere with, obstruct, confuse, or mislead traffic.

12. Temporary signs shall not be placed or constructed so as to create a hazard of any kind.

13. Prior to the erection or placement of a temporary sign, the permission of the property owner where the sign is to be located must be secured.

14. Signs shall comply with the clear vision requirements of this Ordinance.

15. Temporary signs may be displayed for up to 90 continuous days, with at least a 30-day gap between any display period, except for temporary signs that are located on real property that is for sale or lease, in which case the maximum display period for temporary signs on that property shall be the duration that the building, lot, or portion thereof is listed or advertised for sale or lease.

16. One temporary sign up to two (2) square feet of sign area is allowed at any time and without expiration of display time, which sign shall not count toward the maximum aggregate temporary sign area.

17. A flag is considered a temporary sign subject to this Section, except that flags adopted by a nation, state, municipality, or governmental branch or agency may be displayed at any time, without expiration of display time, and without counting toward the maximum aggregate temporary sign area, as follows:

a. In residential zoning districts, two (2) such flags per lot.

b. In nonresidential zoning districts, four (4) such flags per lot.

18. In addition to the temporary signs permitted above, one (1) additional temporary sign not exceeding twelve (12) square feet is permitted on a lot during such time as an approved temporary use permit is in effect for the lot.

Sec 25.5 MEASUREMENT OF AREA OF A SIGN

The entire area on a sign enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other structural or physical element forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights (which shall have no advertising) on which such sign is placed. Where a sign has two or more faces, the area of all faces in total shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

Sec 25.6 SIGNS PERMITTED

~~In general, signs are permitted according to the District in which they are located or intended to be located. Certain types of signs are permitted in certain Districts according to the following regulations:~~

~~A. Residential Districts. The following types of signs are permitted:~~

~~1. IDENTIFICATION SIGN, one sign per dwelling unit. The sign shall not exceed two (2) square feet in area.~~

~~2. TEMPORARY SIGN, one (1) sign per lot for on-site lawful uses. A temporary sign shall not exceed thirty-two (32) square feet in area; shall be set back from any right-of-way or distance as required in Chapter 24(B) (revised 1-24-05) at least fifteen (15) feet; and shall be removed from view during periods when the use or activity to which it relates is no longer operating or in season. The sign can only advertise lawful uses on the lot involved.~~

~~3. INSTITUTIONAL BULLETIN BOARD, one (1) sign per public or semi-public institution site, except for a parcel with street frontages on two public streets listed in Chapter 24 footnote (B) when the parcel does not have frontage on the intersecting corner, in which case one additional sign meeting all other regulations may be allowed resulting in a total of two signs with one sign on each frontage, located on-site, not exceeding seventy-~~

~~five (75) square feet in area per side and set back at least twenty five (25) feet from all property and right of way lines or other distance as required in Chapter 24. The sign shall be mounted directly on the ground and its height shall not exceed six (6) feet above mean grade. (revised 3/12/2012)~~

~~4. ON-SITE SIGN, for lawful principal uses other than dwellings, one sign per lot not exceeding thirty two (32) square feet in area, except for a parcel with street frontages on two public streets listed in Chapter 24 footnote (B) when the parcel does not have frontage on the intersecting corner, in which case one additional sign meeting all other regulations may be allowed resulting in a total of two signs with one sign on each frontage. Such sign may be a wall sign or a freestanding sign, not located nearer to the front lot line than one-half (1/2) of the required front yard setback nor located in the required side yard. No pole freestanding sign shall exceed a height of twenty five (25) feet nor have a clear space of less than eight (8) feet from the ground to the bottom of the sign. No ground-mounted freestanding sign shall exceed a height of four (4) feet. (revised 3/12/2012)~~

~~5. PLAT ENTRY SIGNS, two (2) signs are allowed per road entrance to a subdivision, mobile home park, or multiple family development, continuously and properly maintained; each not exceeding a total sign area of sixty four (64) square feet in area nor three (3) feet in height and set back at least ten (10) feet from any property line or right of way line or distance as required in Chapter 24(B).~~

~~6. PORTABLE SIGN, one (1) such sign per lot, subject to the following restrictions. The sign must be an on-site sign except as provided for in this ordinance. The sign shall be set back at least ten (10) feet from the road right of way line or from the distance as required in Chapter 24. No electrical cord attached to the sign shall extend more than six (6) feet from the power source to the sign. A display period consists of a maximum of seven (7) consecutive days. One business or establishment cannot give, transfer, or loan its display period or similar rights hereunder to another business or establishment (e.g. this means that one business shall not use another business's permit time) except to a municipality, school or nonprofit entity. A portable sign can only advertise or relate to a lawful use on the lot where the sign is located (except that a municipality, school, or nonprofit organization may locate a portable sign at a location other than where the use or activity being advertised is located). A separate permit and fee shall be required for each display period and the permit sticker shall be affixed to the sign for the entire display period.~~

~~a. Per parcel (excluding a business center)~~

- ~~(1) Only one (1) portable sign can be displayed per lot and shall not exceed thirty two (32) square feet in area per sign;~~
- ~~(2) Such sign shall not be permitted for more than three (3) such display periods per lot during the calendar year;~~
- ~~(3) If all display periods for a calendar year have been used up and evidence is submitted to the Township that a new business has commenced on that lot, one (1) additional display period shall be permitted in that calendar year. Such additional sign shall be permitted only during the calendar year in which the business change takes place and must be used only by the new business.~~

~~b. Per business center~~

- ~~(1) Only one (1) portable sign may be displayed per lot and shall not exceed thirty two (32) square feet in area per sign;~~
- ~~(2) Each business center unit or individual business if occupying more than one unit shall not be permitted more than a maximum of three (3) such display periods per calendar year;~~
- ~~(3) If all display periods for a calendar year have been used up and evidence is submitted to the Township that a new business has commenced in a unit of a business center, one (1) additional display period shall be permitted in that calendar year for that unit in a business center. Such additional sign shall be permitted only during the calendar year in which~~

~~the business change takes place and must be used only by the new business.~~

~~7. CONSTRUCTION SIGN, one (1) such sign per site, not larger than thirty-two (32) square feet in area per side, and not to exceed eight (8) feet in height, and set back at least fifteen (15) feet from the road right of way or the additional distances from which a setback is determined as listed in Chapter 24 footnote (B). Such sign shall not be erected until a building permit has been issued for the project which is the subject of the proposed sign and construction activity has actually begun. The sign shall be removed within two (2) months of the issuance of an Occupancy Permit for the building or structure which is the subject of the construction sign.~~

~~B. Neighborhood, Community and Office Service Districts. The following types of signs are permitted:~~

- ~~1. Same as for Single and Two Family Districts, except as otherwise stated in this Section.~~
- ~~2. FREESTANDING SIGN, one (1) freestanding sign per business or business center, as applicable, except for a parcel with street frontages on two public streets listed in Chapter 24 footnote (B) when the parcel does not have frontage on the intersecting corner, in which case one additional sign meeting all other regulations may be allowed resulting in a total of two signs with one sign on each frontage. If a business center, only one (1) such sign is allowed, to be used by all businesses. If mounted on a pole, such sign shall not extend over the road right of way nor shall it extend over the distance from which a required setback shall be measured as required in Chapter 24(B) (revised 1-24-05) and not exceed twenty-five (25) feet in height nor seventy-five (75) square feet in area per side, provided that a business center sign may be permitted to have up to one hundred (100) square feet in area per side. Such sign shall have a clear space of at least eight (8) feet from the ground to the bottom of the sign. If mounted on the ground, such sign shall not exceed four (4) feet in height as measured from the mean grade nor fifty (50) square feet per side of the sign, provided that such sign shall be set back a minimum distance of fifteen (15) feet from the road right of way and from the distance from which a required setback shall be measured as required in Chapter 24(B) and shall not, as determined by the Zoning Administrator, obstruct the view of traffic entering or traveling upon the street. (revised 3/12/2012)~~
- ~~3. WALL SIGN, one (1) wall sign per business subject to the following restrictions:
 - ~~a. The sign shall be placed flat against the building and shall front on the principal street.~~
 - ~~b. Such sign shall not exceed one and one half (1 1/2) square feet for each one (1) lineal foot of wall frontage on which the sign is to be placed or two hundred (200) square feet, whichever is less.~~
 - ~~c. Businesses which have wall frontage on more than one (1) street shall be permitted to have one (1) wall sign per street frontage, subject to the size limitation contained in paragraph 2, above.~~
 - ~~d. The one (1) wall sign permitted above may be divided into two (2) wall signs with each one placed on a separate wall of the building, provided that the sum of the square footage of the two signs equals 75% or less of the overall square footage permitted above.~~
 - ~~e. One wall sign may be permitted in addition to those permitted above if the freestanding sign permitted in Sec. 25.6(B) is eliminated and the square footage of the additional wall sign equals 75% or less of the square footage permitted for the freestanding sign.~~~~
- ~~4. Site improvement/landscaping sign, one per site subject to the following restriction (revised 3/12/2012):
 - ~~a. The sign shall not exceed sixteen (16) square feet in area nor a height of six (6) feet.~~
 - ~~b. The sign shall be setback at least 10 feet from the road right of way or setback from the extra distance from the centerline of the road as required in Chapter 24 footnote (B).~~~~

~~e. The sign shall not be displayed until a sign permit has been issued for the sign and the determination has been made by the Zoning administrator that the project qualifies as a site improvement/landscaped project with a value of no less than \$1,000.~~

~~d. The sign shall not be displayed for a period to exceed sixty (60) days.~~

~~e. Each parcel shall be allowed no more than two (2) such display periods per calendar year.~~

~~C. Highway Service and Industrial Districts. The following types of signs are permitted:~~

~~1. Same as for Neighborhood or Community Service Districts.~~

~~2. BILLBOARDS are allowed in the Highway Service and Industrial zoning districts but subject to the regulations contained in Sec. 25.12 of this Ordinance.~~

Sec. 25.6 SIGNS PERMITTED; SPECIFIC ZONING DISTRICT REGULATIONS

1. A noncommercial message may be substituted for a commercial message on any sign constructed or erected in compliance with this Chapter.

2. The signs permitted in each zoning district are in addition to the signs that are permitted in other sections of this Chapter, including signs that are permitted in each zoning district but exempted from permits by Section 25.9, and temporary signs permitted under Section 25.4.

3. Signs in a Planned Unit Development shall comply with the specific zoning district regulations for the zoning district and uses most closely resembling the uses for which the signs will be utilized in the approved Planned Unit Development, subject to conditions or requirements that may be approved by the Township under Chapter 22.

4. Specific zoning district regulations:

Residential Zoning Districts (RR, LDR, LMR, MDR, MHR, HDR, MHP)				
<i>Sign</i>	<i>Property Use</i>	<i>Maximum Number</i>	<i>Maximum Area (Square Feet), Size, and Height Per Sign</i>	<i>Specific Setback or Location Requirements</i>
Identification Sign	All uses	One (1) per dwelling unit or business	2 square feet	None
Permanent Wall Sign or Freestanding Sign	Lawful principal uses other than dwellings and institutional sites	One (1) wall sign or freestanding sign per lot, except that a lot with street frontages on two public streets listed in Chapter 24 footnote (B) but without frontage on the intersecting corner may have one (1) wall sign or freestanding sign on each frontage	32 square feet No pole-mounted freestanding sign shall exceed a height of 25 feet nor have a clear space of less than eight (8) feet from the ground to the bottom of the sign No ground-mounted freestanding sign shall exceed a height of four (4) feet	Not located nearer to the front lot line than one-half (1/2) of the required front yard setback nor located in the required side yard
Freestanding Sign	Institutional sites, such as public or	One (1) per lot, except that a lot	75 square feet	At least 25 feet from all property

	semi-public institutions, libraries, schools, community centers, religious institutions, or similar institutions	with street frontages on two public streets listed in Chapter 24 footnote (B) but without frontage on the intersecting corner may have one (1) on each frontage	The sign shall be mounted directly on the ground and its height shall not exceed six (6) feet above mean grade.	and right-of-way lines, or other distance as required in Chapter 24 footnote (B), as amended
Plat Entry Signs	Subdivisions, mobile home parks, and multiple-family developments	Two (2) per road entrance	64 square feet Each sign shall not exceed three (3) feet in height	Ten (10) feet from any property line or right-of-way line or distance as required in Chapter 24 footnote (B), as amended
Portable Signs	All uses	One (1) per lot, subject to the following <ul style="list-style-type: none"> • A display period consists of a maximum of seven (7) consecutive days • The sign shall not be permitted for more than three (3) such display periods per lot per calendar year. • A separate permit and fee shall be required for each display period and the permit sticker shall be affixed to the sign for the entire display period. • The permit is nontransferable. • <u>Festoons, pennants, banners, inflatable figures, streamers, and gas or air-filled balloons over three (3) feet in</u> 	32 square feet	The sign shall be set back at least ten (10) feet from the road right-of-way line or from the distance as required in Chapter 24 footnote (B), as amended No electrical cord attached to the sign shall extend more than six (6) feet from the power source to the sign

		<u>diameter are allowed subject to the same display and permitting requirements as portable signs</u>		
Temporary Signs	All uses	See Section 25.4		

Non-Residential Zoning Districts (OS, NS, CS, AG)				
<i>Sign</i>	<i>Property Use</i>	<i>Maximum Number</i>	<i>Maximum Area (Square Feet), Size, and Height Per Sign</i>	<i>Specific Setback or Location Requirements</i>
All signs permitted in the residential zoning districts, except as otherwise stated in this Section or this Chapter.				
Permanent Freestanding Sign	Business or business center	<p>One (1) per business or business center, as applicable, except that a lot with street frontages on two public streets listed in Chapter 24 footnote (B) but without frontage on the intersecting corner may have one (1) on each frontage.</p> <p>For a business center, only one (1) sign is allowed per frontage (as described) above, for use by all businesses in the business center.</p>	<p>For pole-mounted signs:</p> <ul style="list-style-type: none"> • 75 square feet per side • 100 square feet per side for a business center • Not to exceed 25 feet in height • Shall have a clear space of at least eight (8) feet from the ground to the bottom of the sign <p>For ground-mounted signs:</p> <ul style="list-style-type: none"> • 50 square feet per side • Not to exceed four (4) feet in height as measured from the mean grade 	<p>For pole-mounted signs, the sign shall not extend over the road right-of-way nor shall it extend over the distance from which a required setback shall be measured as required in Chapter 24 footnote (B), as amended</p> <p>For ground-mounted signs, the sign shall be set back a minimum distance of 15 feet from the road right-of-way and from the distance from which a required setback shall be measured as required in Chapter 24 footnote (B), as amended</p> <p>No sign shall, as determined by the Zoning Administrator, obstruct the view of traffic entering</p>

				or traveling upon the street
Permanent Wall Sign	Business or Business Center	<p>On lots with a permanent freestanding sign(s):</p> <ul style="list-style-type: none"> • One (1) wall sign per business, per street frontage • Not to exceed one and one-half (1-1/2) square feet for each one (1) lineal foot of wall frontage on which the sign is to be placed or two hundred (200) square feet, whichever is less • The wall sign may be divided into two (2) wall signs with each one placed on a separate wall of the building, provided that the sum of the square footage of the two signs equals 75% or less of the overall square footage permitted above <p>On lots where an existing permanent freestanding sign is eliminated:</p> <ul style="list-style-type: none"> • One (1) additional wall sign is permitted upon elimination of the freestanding sign • Such additional wall sign shall not exceed 75% of the square footage permitted for the freestanding sign 		The sign shall be placed flat against the building and shall front on the principal street
<u>Permanent Wall Signs</u>	<u>Uses with Permitted Freestanding Canopies (such as gas stations)</u>	<u>In addition to other permitted permanent signs, one (1) on-site wall sign is permitted on each side of the fascia of the canopy that is street-facing</u>	<u>10 square feet</u>	
Portable Signs	All uses	Portable signs may be displayed as permitted in residential zoning districts, except that if a new business commences in a business center and all display periods for a calendar year have been used, one additional display period shall be permitted on the lot in the calendar year in which the new business commences, for use by the new business in the business center		
Temporary Signs	All uses	See Section 25.4		

Non-Residential Zoning Districts (HS, I)				
<i>Sign</i>	<i>Property Use</i>	<i>Maximum Number</i>	<i>Maximum Area (Square Feet), Size, and Height Per Sign</i>	<i>Specific Setback or Location Requirements</i>

All signs permitted in the OS, NS, CS, and AG non-residential zoning districts, except as otherwise stated in this Section or this Chapter.	
Billboards	See Section 25.12

Sec 25.7 ILLUMINATION AND DIGITAL MESSAGE CHANGES ON SIGNS AND BILLBOARDS

- A 1.** There shall be no flashing, strobe, moving, oscillating, or intermittent illumination of any sign, except time and temperature signs that have no other intermittent illuminated message.
- B 2.** All illuminated signs shall be designed and located to prevent the light from being cast upon adjoining residences or abutting roadways and shall be located at least one hundred (100) feet from any residential use or dwelling.
- C 3.** The illumination of any sign shall not be detrimental or unreasonably annoying to the resident or occupant of any adjoining property nor constitute a safety hazard, as determined by the Zoning Administrator.
- D 4.** This section shall not be deemed to permit illuminated, LED, or digital signs that are otherwise prohibited by this Chapter or this Ordinance. Where another provision of this Chapter or Ordinance imposes a more stringent requirement involving illumination, an LED sign, or a digital sign, the stricter provision shall govern.
- E 5.** For changeable copy, digital, LED, or similar signs, the following shall apply:
1. There shall be no less than seven (7) seconds between message or copy changes.
 2. The slat, panel, or blade twirl time of a tri-vision sign shall be two (2) seconds or less and the blade dwell time (i.e., stationary and able to be read) shall be no less than seven (7) seconds.
 3. The rate of change between two (2) static messages shall be one (1) second or less.
 4. Transition from one message to the next shall be instantaneous and shall not fade, scroll or otherwise be animated.
 5. The face of the sign shall be dimmed automatically from 30 minutes before sunset to 30 minutes before sunrise down to 5% of its daylight brightness setting.
 6. The maximum brightness levels for digital or LED signs shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured at a distance of 150 feet from the face of the sign.
 7. For the purpose of reducing glare, no design shall have a white background. (revised 3/28/16)

Sec 25.8 CONSTRUCTION AND MAINTENANCE, ~~PERMITS; GENERAL~~

- A 1.** All signs shall be constructed and maintained in compliance with the Building and Electrical Codes adopted by ~~Georgetown~~ **the** Township.
- B.** All signs shall be reasonably maintained at all times, kept in good condition, and shall not be allowed to become unsightly through disrepair or action of the elements. Exposed surfaces shall be kept clean at all times and shall be properly painted, if paint is required. Defective or damaged portions of a sign must be replaced in a timely fashion.
- B 2.** All signs shall be reasonably maintained **in good repair and condition** at all times, ~~kept in good condition~~, and shall not be allowed to become unsightly through disrepair or action of the elements. Exposed surfaces shall be kept clean at all times and shall be properly painted, if paint is required. Defective or damaged portions of a sign must be replaced in a timely fashion.
- C 3.** No sign may be constructed, erected, displayed, maintained, reconstituted, or located so that it is unsafe or creates a hazard for vehicle or pedestrian traffic. No sign by reason of its position, shape, color, message, or other characteristics shall interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, or be distracting to motorists or pedestrians.

Sec 25.9 SIGN PERMIT

~~A sign permit shall be required for the construction, erection, alteration, moving, modification, or removal, or alteration of any sign not specifically exempted in Section 25.4, and all signs shall be approved by the Zoning Administrator as to their conformance with the requirements of the Zoning District in which they are located and the requirements of this Chapter. Any sign that is erected, altered, moved, modified, or constructed without a permit having first been issued pursuant to this Chapter constitutes a violation of this~~

~~Ordinance. All signs shall meet all applicable building and electrical codes. Reasonable conditions may be imposed on any sign permit. No sign permit shall be required for a change solely in the wording of the copy of a sign or billboard since it shall not constitute an alteration for purposes of this Chapter or this Ordinance, unless the result of the change would cause the sign to be reclassified to a type of sign subject to a different or more restrictive regulation, or the business or use occurring on the lot changes and that causes the sign to be reclassified to a type of sign subject to a different or more restrictive regulation.~~

1. Permit Required. A sign permit shall be required for the construction, erection, alteration, moving, modification, or removal, or alteration of any sign not expressly exempted.

2. Exemptions. The following signs are permitted in all zoning districts and are exempt from the permitting requirements of this Chapter:

A. Directional signs, street signs, traffic control signs, and other signs when erected, maintained, or posted by the Township, County, State, or Federal government.

B. Directional signs on private property not exceeding four (4) square feet in area.

C. Identification signs not exceeding one (1) square foot in area per sign, and not exceeding one (1) identification sign per dwelling unit or business.

D. A governmental flag displaying the name, insignia, emblem or logo of any nation, state, municipality, or governmental branch or agency.

E. Legal notices regarding hearings, legal rights, public sales or other matters that are required to be posted by a court or governmental agency or by an applicable statute, ordinance, rule or regulation.

F. Signs required to be posted by federal, state or local law to warn of a danger or to prohibit access to property are exempt from the permitting requirements of this Chapter so long as they do not exceed one (1) square foot in area per sign, or the minimum size under applicable law that requires the posting, whichever is smaller.

G. Temporary signs as permitted in Section 25.4 of this Chapter.

H. Signs on the interior of buildings.

I. Signs that are not visible from any adjacent right-of-way that do not exceed thirty-two (32) square feet in area.

J. Official historic designation markers and plaques.

K. Home occupation signs permitted under Section 3.24 of the Ordinance.

L. Properly licensed auto dealerships and properly licensed used car lots may place signs on motor vehicles located on the dealership lot that are offered for sale or trade.

M. No sign permit shall be required for a change solely in the wording of the copy of a sign or billboard since it shall not constitute an alteration for purposes of this Chapter or this Ordinance, unless the result of the change would cause the sign to be reclassified to a type of sign subject to a different or more restrictive regulation, or the business or use occurring on the lot changes and that causes the sign to be reclassified to a type of sign subject to a different or more restrictive regulation.

3. Applications for a sign permit shall be made to the Zoning Administrator upon forms provided by for by the Township and shall be accompanied by the applicable permit fee as may be established by the Township Board. The Zoning Administrator shall not approve a sign that does not conform to the requirements of the Zoning District in which it is located or the requirements of this Chapter or Ordinance and may impose reasonable conditions on a sign permit in accordance with this Chapter or Ordinance.

4. Any sign requiring a permit that is erected, altered, moved, modified, or constructed without a permit having first been issued pursuant to this Chapter constitutes a violation of this Ordinance.

5. All signs shall meet all applicable building and electrical codes.

6. If a sign has not been substantially constructed or erected within one (1) year after issuance of the sign permit, the permit shall be null and void and the sign shall not be constructed or erected without a new permit application and permit.

Sec 25.10 NONCONFORMING SIGNS

Signs lawfully erected prior to the adoption of this Ordinance ~~which~~ **that** do not meet the standards of this Chapter may continue to exist (but may not be expanded, moved, altered, or modified without fully complying with this Chapter and Ordinance), except as otherwise hereafter provided.

- A 1.** No nonconforming sign:
- 1 A.** Shall be changed to another nonconforming sign;
 - 2 B.** Shall be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign; or
 - 3 C.** Shall be reestablished or continued after the activity, business, or use to which it referred has been discontinued for ninety (90) days or longer. In determining the discontinuance of a use, the Township shall consider such factors as: disconnection of utilities, removal of building fixtures, and property falling into disrepair.
Any sign that violates any of the above automatically loses its lawful nonconforming status and must either be removed or must fully comply with this Chapter and the other applicable requirements of this Ordinance.
- B 2.** Subject to the other portions of this Section 25.10, no person or business shall be required to remove a sign which was erected in compliance with this Chapter if such sign was lawful when erected but becomes nonconforming due to a change occurring after the adoption of this Ordinance in the location of a building, streets, or other signs which change is beyond the control of the owner of the sign and the premises on which a sign is located.
- C 3.** If the owner or lessee of a sign on the premises on which a sign is located changes the location of a building, property line, or sign or changes the use of a building or the property, such sign must either be removed or made to conform to this Chapter and Ordinance.
- D 4.** Nonconforming signs or billboards may not be altered, modified, expanded, removed, moved, enlarged, replaced, extended, or repaired without being brought into full compliance with all applicable regulations under this Chapter and this Ordinance, except as expressly provided as follows:
- 1 A.** A nonconforming sign or billboard may be diminished in size or dimension without jeopardizing its nonconforming use status. As with conforming signs or billboards, a change solely in the wording of the copy of a nonconforming sign or billboard shall not constitute an alteration for purposes of this Chapter or this Ordinance, unless (a) the result of the change would cause the sign to be reclassified to a type of sign subject to a different or more restrictive regulation, or (b) the business or use occurring on the lot changes and that causes the sign to be reclassified to a type of sign subject to a different or more restrictive regulation.
 - 2 B.** Routine repair to maintain a nonconforming sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of this Chapter or this Ordinance and so as to continue the useful life of the sign shall not constitute an alteration or modification for purposes of this Chapter or this Ordinance, unless the estimated cost of repair exceeds fifty percent (50%) of the replacement cost of the entire sign prior to the repair as determined by the Zoning Administrator. If the estimated cost of repair exceeds fifty percent (50%) of that replacement cost, the right to continue using the nonconforming sign shall thereupon terminate and the sign shall be brought into full compliance with all applicable provisions and requirements of this Chapter and this Ordinance.
 - 3 C.** In no event shall the alteration or modification of a nonconforming sign result in an increase in the nature or degree of any aspect of the sign's nonconformity.
- E 5.** Removal, destruction, or moving of a nonconforming sign shall also result in the immediate loss of its lawful nonconforming status.

F 6. If a nonconforming sign is damaged by fire, explosion, flood, tornado, snow, ice, accident, lightning, wind, or other calamity, the sign may be restored to the condition exactly as it existed immediately prior to the damage, unless the estimated cost of restoration exceeds fifty percent (50%) of the replacement cost of the entire sign prior to the loss, as determined by the Township Zoning Administrator. If the estimated cost of restoration exceeds fifty percent (50%) of that replacement cost, the right to continue using the nonconforming sign shall thereupon terminate and the sign shall be brought into full compliance with all applicable provisions and requirements of this Chapter and this Ordinance prior to further use.

G 7. If for any reason a nonconforming sign is abandoned or discontinued for a period of greater than 365 consecutive days, the owner shall remove the sign. If the owner does not remove the sign, or if no owner can be found, the Township may remove the sign. If the sign is removed by the Township and the owner is known, the Township shall have the right to recover from the owner of the sign the full costs of removing and disposing of the sign.

H 8. The burden of proof for establishing or proving the existence or any aspect of a lawful nonconforming sign (as well as the size, scope, intensity, and extent thereof) is on the owner of the property involved.

I 9. A sign located on a street listed in Chapter 24 footnote (B) which is determined to be nonconforming solely due to its location on a lot relative to noncompliance with front yard setback requirements may be altered, modified, expanded, moved, replaced, extended, or repaired as long as the following conditions are met:

- 1 **A.** Front yard setback is not further decreased;
- 2 **B.** The changed sign complies with all other requirements of this Ordinance;
- 3 **C.** No part of the sign is in or extends over the road right-of-way; and
- 4 **D.** The changed sign is not detrimental to the adjacent properties or the vicinity as determined by the Zoning Administrator by reason of safety concerns such as (but not limited to) obstructed vision for pedestrian or vehicular traffic.

Sec 25.11 SETBACKS

Except where expressly otherwise provided by this Chapter, all portions of a sign shall meet the setback requirements for a building in the zoning district where the sign is located.

Sec 25.12 BILLBOARDS

A 1. Billboards are only permitted within the Highway Service and Industrial zoning districts.

B 2. ~~If a billboard qualifies for zoning approval as stated in subsection "A,"~~ a **A** sign permit is required prior to the erection or alteration of a billboard. ~~In addition, a sign permit is required~~ and before any existing billboard (or face of an existing billboard) is rebuilt, structurally altered, or materially changed (but no sign permit is required simply to change the copy or depictions on the billboard). The application for the sign permit must contain the following:

1. A colored rendering of the proposed billboard containing the proposed dimensions.
2. A site plan indicating the location of the proposed billboard and the appropriate setback information.
3. Information on how the billboard will be illuminated, if applicable.
4. Signature of applicant and written approval with signature of property owner.

C 3. Double-faced billboard structures and V-type billboard structures shall be considered as one billboard, but with multiple faces. No billboard shall contain more than one sign panel facing the same direction of traffic on a public road.

D 4. The area of a sign panel on a billboard shall not exceed 300 square feet.

E 5. The height of a billboard shall not exceed 35 feet. The height of a billboard shall be measured as the vertical distance measured from the highest point of the billboard, including any decorative embellishment, to the grade of the adjoining highway or road, or the surface grade beneath the sign, whichever ground elevation is lower.

F 6. Except as otherwise provided in this section, each billboard shall be located not less than 2,000 feet from any other billboard. For the purposes of this subsection and for billboards located adjacent to the same highway or road, the distance between billboards shall be measured as the distance between the points at which lines drawn perpendicular to the road or highway from the location of each billboard intersect with a line along the center of the road or highway.

G 7. No billboard shall be located within 300 feet of an existing dwelling. No digital or LED billboard shall be located within 750 feet of an existing dwelling. For the purposes of this subsection, the distance between a billboard and an existing dwelling shall be measured as a straight line between the billboard and the existing dwelling.

H 8. No billboard shall be located closer than 50 feet to any property line.

I 9. All billboards must be constructed with a monopole-type support structure.

J 10. Except as otherwise provided in this Section ~~25.12~~, a billboard may be illuminated, provided that such illumination is concentrated on the surface of the sign and is so located as to avoid glare or reflection onto any portion of an adjacent street or highway, the path of on-coming vehicles, or any adjacent premises. No billboard shall have one or more flashing, strobing, intermittent, moving, rotating, or oscillating lights or images.

K 11. The slat, panel, or blade twirl time of a tri-vision billboard shall be two (2) seconds or less and the blade dwell time (i.e., stationary and able to be read) shall be no less than seven (7) seconds.

L 12. Digital or LED billboards are allowed if the digital or electronic changeable copy portion of the billboard and the billboard meet all of the following additional standards:

1. No digital or LED billboard shall be located within 4,000 feet of another digital or LED billboard or within 3,000 feet of a nondigital or non-LED billboard. For the purposes of this subsection and for billboards located on the same **freeway, highway or road**, the distance between billboards shall be measured as the distance between the points at which lines drawn perpendicular to the freeway, **highway or road** from the location of each billboard intersect with a line along the center of the freeway, **highway or road**.
2. There shall be no animation, cartoon, or movie or television-style pictures or depictions.
3. There shall be no movement at all.
4. The rate of change between two (2) static messages shall be one (1) second or less.
5. There shall be a minimum of no less than seven (7) seconds between copy changes.
6. The face of the sign shall be dimmed automatically from 30 minutes before sunset to 30 minutes before sunrise down to 5% of its daylight brightness setting.
7. The maximum brightness levels for digital or LED billboards shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured at a distance of 150 feet from the face of the sign.
8. The owner(s) of a digital or LED billboard must reasonably coordinate with relevant public agencies to allow for the display of real-time emergency information such as Amber Alerts or natural disaster directives.
9. The digital or LED billboard will not distract, endanger, or disorient motorists.
10. The digital or LED billboard will not cause glare onto or illumination of any adjoining properties.

M 13. The following modifications to existing billboards shall not occur except in full compliance with this Chapter ~~and Section 25.12~~:

1. Changing or altering a billboard to provide for electronic changeable copy of a different type or manner of electronic changeable copy.
2. Changing or altering a billboard to become a digital or LED billboard.

N 14. No billboard shall be approved, installed, or erected at any time when there are ten (10) or more existing billboards located within ~~Georgetown Charter~~ **the** Township.

O 15. The setback **and spacing** requirements of this ~~s~~**Section** shall apply regardless of jurisdictional or governmental boundaries.

Article II. Except as specified above, the balance of the Georgetown Charter Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Article III. Severability. In the event that any one or more sections, provisions, phrases, or words of this Ordinance/ordinance amendment shall be found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity or the enforceability of the remaining sections, provisions, phrases, or other words of this Ordinance/ordinance amendment, and the balance of this Ordinance/ordinance amendment shall remain unchanged and in full force and effect.

Article IV. Effective Date. This Ordinance/ordinance amendment shall become effective upon the expiration of seven (7) days after the date that this Ordinance/ordinance amendment or a summary thereof appears in the newspaper as provided by law.

The vote in favor of this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.
CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance/ordinance amendment adopted by the Township Board for Georgetown Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____
Ryan Kidd
Georgetown Charter Township Clerk

Yeas: Josiah Samy, Jeannine Bolhouse, Tom Healy, Kelly Kuiper, Jessica Ulberg, Gary Veldink

Nays: None

MOTION CARRIED UNANIMOUSLY

#231101-07 – Communications, Letters and Reports

The ZA provided the PC with a public notice from Allendale Charter Township, notifying the Georgetown Planning Commission their intent to prepare a Master Plan and that they welcome contributions from the township.

#231101-08 – Public Comments

No members of the public were present to make comments.

#231101-09 – Other Business

Josiah Samy requested that the ZA include a copy of the agenda within the packets.

#231101-10 – Adjournment – The meeting was adjourned at 8:45 p.m.