

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, October 5, 2011
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. September 21, 2011**
- F. Acknowledge Receipt of New Applications
 - 1. QVC Network, Inc. 1365 Enterprise Dr., West Chester, PA 19380 (ZHB)**
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
 - 1. Acero Holdings, LLC 1340 Enterprise Drive (CU)**
 - 2. QVC Network, Inc. 1365 Enterprise Dr., West Chester, PA 19380 (ZHB)**
- J. Ordinance Amendments
- K. Old Business
 - 1. Sign Ordinance Discussion**
- L. New Business
- M. Any Other Matter
- N. Meeting Dates of Importance

October 6, 2011	Farmer's Market	2-6 pm
	Park & Rec Board	7:00 pm
October 10, 2011	Municipal Authority	7:00 pm
October 11, 2011	Board of Supervisors -	7:00 pm
	CU Hearing Acero	
October 12, 2011	Conservancy Board	7:00 pm
October 13, 2011	Farmer's Market	2-6 pm
	Historical Commission	7:00 pm
October 14, 2011	Fire Prevention Open House -	6:00 pm
	Station 54	
October 22, 2011	EGT Harvest Festival	10 am – 4 pm
	(Rain date October 23)	
December 3, 2011	New York City Holiday Trip	
- O. Correspondence
- P. Goals
- Q. Adjournment

- **Bold Items indicate new information to review for that topic.**

REMINDER – Winter Newsletter:

Article Submission Due Date

November 2, 2011

Delivery Date

January 1, 2012 (Last Delivery of Hard Copy)

Planning Commission Application Tracking Log

Application Name	Application (CU,LD,O, SD,ZHB, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
Acero Holdings LLC / 1340 Enterprise Drive	CU	Sk	8/18/11	8/18/11	8/18/11	na	8/31/11		10/5/11	10/11/11	10/11/11	10/17/11
QVC / 1365 Enterprise Drive	ZHB	SK	9/27/11	9/27/11	na	na	9/30/11		10/5/11	11/1/11	11/16/11	11/26/11

Bold = New Application or PC action required

draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 21, 2011

The East Goshen Township Planning Commission held a scheduled workshop meeting on September 21, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Jim McRee, Susan Carty, Al Zuccarello, Peter Mylonas, and Dan Daley. Also present were Mark Gordon, Township Zoning Officer, and Erich Meyer and Bob Huebner (Park & Recreation Board).

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:00 pm and Peter led the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

George asked if anyone would be recording the meeting. There was no response.

George asked those in attendance if there were any non-agenda items to be discussed. No response.

George announced that there would not be another workshop in September.

B. Approval of Minutes

Peter moved to approve the minutes of the September 7, 2011 meeting as corrected. Jim seconded the motion. The motion passed unanimously.

C. Acknowledge Receipt of New Applications - None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. Acero Holdings, LLC, 1340 Enterprise Drive (CU). There were no representatives for the applicant present at this meeting. The Commission reviewed the application. There were some safety concerns about overgrowth of trees and lighting in the parking lot. There has been no plan review yet.

F. Ordinance Amendments

1. Sign Ordinance – Flashing signs were discussed. Mark commented that the average amount of time a sign changes is 8 seconds. Flashing signs are currently allowed in C1. Peter wants to prohibit flashing signs in C1 district. He is more concerned about the frequency of the light changing. The size of signs allowed in certain districts was discussed.

Fence Signs in East Goshen Park – Bob Huebner explained that the TAG committee made recommendations for increasing revenue. One of those recommendations was to allow banner signs on the ball field fences in East Goshen Park. Bob provided a proposed policy to allow businesses to advertise on the A & C field fences. The signs would be facing home plate, not Paoli Pike. The size would be up to 4 feet by 8 feet. The township would do the installation which will cost \$35.00. The signs would be up from April 1st, when baseball starts, until the first week of November. The contract would be for 2 years. The fee for the 1st year would be \$300.00 and the 2nd year would be \$175.00. Dan voiced concern about damage to the signs when players climb over the fence to get a ball. Bob replied that the sponsor would have to replace or repair the sign and pay \$35 for installation. The color of the backside of the sign, facing Paoli Pike, was discussed. The Commission prefers green. The approval process would start with the Director of Recreation, then the Township Manager and finally the Township Zoning Officer. The content of the signs was discussed. Mark suggested that Bob contact the Exton Little League, which has done a good job with field signs. Also, check with sign manufacturers about the best fabric to use and have a set of standard colors for the sponsors to select.

2. Miscellaneous Ordinance Amendments – Mark reported that the Chester County Planning Commission’s review has been received and all of their comments deal with numbering issues, which have been reviewed by the Township Solicitor and determined to be correct. Peter moved that the Planning Commission recommend that the Board of Supervisors approve these ordinance amendments, which modify the following sections of the Township Code:

1. Ch 131 Sedimentation and Erosion
2. Ch 205 Subdivision and Land Development
3. Ch 96 Brush Grass and Weeds
4. Ch 240-32.U No Impact Home Based Business
5. Ch 240-31.C Conditional Use Standards pertaining to the Height of Wireless Communication Support Structures.

Sue seconded the motion. There was no further discussion. The motion passed unanimously.

G. Old Business - None

H. New Business

None

I. Liaison Reports

1. Conservancy Board – Sue reported that there was discussion between the Conservancy Board and Park and Recreation Board about sketch plans.

J. Any Other Matter –

None

H. Adjournment

There being no further business, a motion to adjourn the meeting was made by Sue and seconded by Dan. The meeting adjourned at 9:30 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 9/29/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Acero Precision Conditional Use / 1340 Enterprise Drive

Dear Commission Members,

I have composed a draft motion for the Acero Precision Conditional Use application requesting approval to operate as a Precision Manufacturing Use. I have reviewed the Township Engineer's comments and visited the property and have the following draft motion for your consideration.

DRAFT MOTION TO RECOMMEND APPROVAL:

Mr. Chairman, I move that we recommend to the Board of Supervisors that they approve the Conditional Use application for Acero Precision for the Manufacturing Facility use as outlined in §240-21.C.9. and §240-31 of the Township Zoning Ordinance and as depicted on the Conditional Use plan dated 9/6/2011 last revised 9/14/2011 for the property located at 1340 Enterprise Drive, TPN; 53-4-168 and 53-4-169, with the following conditions:

1. The applicant agrees to address the parking lot and parking lot lighting issues identified in comment #5 of the Township engineer's review letter dated September 27, 2011, during the renovation of the building and prior to the issuance of a final Use and Occupancy certificate.
2. The applicant agrees to address the stormwater management issues identified in comment #11 of the Township engineer's review letter dated September 27, 2011, during the renovation of the building and prior to the issuance of a final Use and Occupancy certificate.
3. The applicant agrees to remove all the fencing that traverses the parking lot area and to perform the deferred landscape maintenance to the entire facility upon their purchase of the property and prior to the issuance of a final Use and Occupancy certificate.
4. The Manufacturing use shall be operated in conformance with all applicable Federal, State, County and Township rules and regulations.



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

September 27, 2011

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Acero Precision, Inc. - Enterprise Drive
Review of Revised Conditional Use Plan

Dear Mark:

The following plan and letter prepared by Nave Newell have been submitted to this office for review:

Conditional Use Site Plan, sheet 1 of 1, last revised September 14, 2011
September 16, 2011 Plan Submission Letter

A project narrative prepared by the Applicant's Attorney, Brian Nagle, was included with the original plan submission.

The plan depicts the proposed change in use of an existing 74,631 square foot building located on tax map parcels 54-04-168 and 54-04-169. The parcels consist of 8.0 acres located on the southwest corner of the Enterprise Drive intersection with Reservoir Road. The narrative notes that The building will be utilized for the manufacturing of precision instruments, accessory office space, and accessory shipping and receiving. The narrative also notes that no exterior construction is proposed.

All comments from my previous review letter of August 30, 2011 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning Ordinance

1. Section 240-21.C.9 and 240-31 – Conditional use approval is required for a manufacturing facility of precision instruments. The requirements outlined by section 240-31 for conditional use approval will need to be addressed to the Board's satisfaction.
2. Section 240-21.G – All uses within the BP Zoning District shall be serviced by centralized sewage disposal and centralized water supply systems. The location of the water service line and the location of the sanitary sewer lateral plan are shown the revised plan. Regarding sewer capacity, the plan submission letter notes that in 1987 a

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1444 Phoenixville Pike, P. O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

wastewater flow allocation between 5,000 and 10,000 gallons per day was established for the existing building. The wastewater flow for the proposed use is estimated to be between 1,000 and 3,000 gallons per day. The anticipated change in flow to the sanitary sewer system will need to be documented to the Municipal Authority's satisfaction.

5. Section 240-27.C.7 – Parking, loading, ingress, and egress areas shall be provided with sufficient lighting for safety and security purposes. Lighting pole locations and illumination levels have been added to the plan. The plan indicates that the illumination levels within the parking lot vary from approximately 32 foot-candles beneath the light poles to 0 foot-candles at the northwest and northeast corners of the parking lot. It is recommended that the parking lot lighting be upgraded to provide more uniform illumination. Typical design illumination for an employee parking area is 0.3 foot-candle minimum with a uniformity ratio of 4:1 average illumination to minimum illumination.

ADDRESS
@ CONRAD
RE: LIGHTING

11. Section 240-33.C.4 – All portions of required parking facilities shall be graded, appropriately surfaced, and satisfactorily drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties. The revised plan indicates the location of the site's storm sewer system. Maintenance of the system for the removal of any accumulated sediment, leaves, and debris will need to be completed and the system should be inspected for any blockage or damage and repaired as necessary.

DRYER TO
AGUE TO
(CON'D)

12. Section 240-33.D.2 – Each off-street loading and unloading space shall be sufficient in dimensions to accommodate the largest vehicle that may unload at the site. A tractor trailer turning template has been added to the plan. Based on the template, it appears that the trash compactor location will need to be adjusted in order to provide a clear maneuvering area for tractor trailer deliveries.


COMPACTOR
IS MOVABLE

General Comments

15. The revised plan should note the source of information for the site boundary, utilities, site features, and lighting illumination levels.

Conditional use approval is recommended conditioned upon the above comments being addressed to the Board's satisfaction. Please contact me if you have any questions concerning this review.

Sincerely,
YERKES ASSOCIATES, INC.


Michael Conrad, P.E.

Cc: Nave Newell

Professional services since 1874

September 16, 2011

Mr. Michael Conrad, PE
Yerkes Associates, Inc.
1444 Phoenixville Pike
West Chester, PA 19380

**Reference: Acero Precision, Inc. - 1340 Enterprise Drive
Conditional Use Review
Nave Newell No. 2011-087.00**

Dear Mr. Conrad:

Our office is in receipt of your review letter dated August 30, 2011 and offers the following responses to those enumerated items:

Zoning Ordinance

1. Section 240-12.C.9 & 240-31: Agreed, no response required.
2. Section 240-21.G: It is our understanding that in 1987, the Township Municipal Authority authorized a sewer capacity between 5,000 and 10,000 gpd for the existing building. While Acero Precision is a light manufacturing facility, their production operations are not water intensive. It should be noted that their existing facility has operated for 20 years utilizing both on-site well and sewer disposal facilities. With considerations for future growth, Acero anticipates that up to 100 employees will work from this facility. Utilizing this employment projection and the PA Code, Title 25, Chapter 73 sewerage flow rates, sewerage projections for this facility are estimated between 1,000 and 3,500 gpd (10 gpd/office employee to 35 gpd/manufacturing employee respectively). As a result, the existing sewer authorization for the facility is adequate.
3. Section 240-27.C.4.a: No outdoor storage of materials is proposed. The existing loading area consisting of one (1) at grade roll-up door and a traditional double ingress/egress door (both noted on the plan) will continue to be utilized for deliveries. The roll-up door will accommodate certain van deliveries inside the building with the remaining deliveries, via traditional UPS/FedEx box trucks, will use the exterior paved apron for their loading and un-loading of package/box deliveries. Please note, it is not customary for Acero to receive deliveries via a tractor trailer, however, such deliveries may occur one or two times per year. Sufficient loading, drive aisle and apron areas exist to accommodate tracker trailer deliveries. The loading apron will be screened with wood fencing. See comment 4 below and the plan.
4. Section 240-27.C.4.b: Refuse and recycling dumpsters are proposed for the existing concrete pad in the vicinity of the loading area. Both the pad and dumpsters will be screened with a new wooden fence.
5. Section 240-27.C.7: Sufficient exterior lighting exists and the location of all existing parking lot lights has been provided on the plan.
6. Section 240-31.C.3.qq: No new parking is proposed within the front yard and all parking within the front yard setback presently exists.

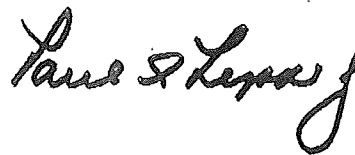
Mr. Mark Gordon, EGT
Nave Newell No. 2011-087.00
September 16, 2011
Page 2

7. Section 240-33.B.7: Agreed, one (1) additional handicap space has been provided and is noted on the plan.
8. Section 240-33.B.7.d: The handicap parking spaces are sited so to provide the shortest reasonable distance to the building's accessible entrance.
9. Section 240-33.B.7.e: Agreed, one handicap space is provided with an eight foot (8') wide accessible aisle. Handicap stall dimensions have been provided.
10. Section 240-33.C.3: The layout of the existing off-street parking areas is a legal non-conformity with regards to the number of parking spaces in a row and the placement of landscape islands. No parking lot revisions are required.
11. Section 240-33.C.4: No site improvements proposed. The location of existing stormwater structures and piping has been added to the plan. Site run-off is conveyed via these facilities to an existing off-site stormwater basin located east of Reservoir Road. Adequate stormwater management facilities exist and presently serve the property.
12. Section 240-33.D.2: A truck turning template has been added to the plan. The receiving apron has been delineated, including a 15' x 75' loading space.

General Comments

13. Based upon topographic elevations in the vicinity of the handicap spaces, accessible route and accessible entry, surface slopes do not exceed 2% percent.
14. Concurrent with this submission, the revised Conditional Use Plan will be submitted to the Township Fire Marshall for review.
15. The Conditional Use Plan has been updated based upon a boundary retracement and site field survey. Topographic data collection is limited to a partial survey of the accessible route as noted in item 13 above.

Respectfully submitted,



Paul E. Lepard, Jr., RLA
Principal, Director of Operations

PEL/lok

Enclosure

cc: Micheal Fitzgerald, Acero
Mark Bartosh, Acero
Brian Nagle, Esq., MacElree Harvey, Ltd.
Mark Gordon, EGT-Zoning Officer (via hand delivery)
Mark Miller, EGT-Fire Marshal (via hand delivery)

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Caruolo Associates, Inc.
Transportation Engineers/Planners
5 Plane Tree Lane
P.O. Box 161
Valley Forge, PA 19481-0161

Phone (610) 983-3694

MEMORANDUM

To:	Mr. Brian Nagle, Esq. MacElreese Harvey, Ltd.	<i>Via E-Mail</i>
From:	John R. Caruolo, P.E., President	
Date:	September 28, 2011	
Subject:	<u>Acero Holdings, LLC</u> 1340 Enterprise Drive East Goshen Township, Chester County, Pennsylvania Trip Generation Comparison	

As requested, we have prepared this report on a trip generation characteristics of the subject proposed manufacturing occupancy by conditional use in East Goshen Township, Chester County, Pennsylvania. The application seeks approval to utilize an existing 75,000 square feet (sf) building as a precision manufacturing operation. This building was formerly used as a warehouse by the Men's Warehouse tuxedo rental operation. Access to the property will continue to be provided via a driveway on Enterprise Drive.

Estimates of the traffic to be generated by the former warehouse use of the building are based on trip generation data compiled by the ITE in their publication Trip Generation, 8th Edition, 2008 for the "Warehouse" (ITE Land Use Code #150) land use. Since the Men's Warehouse had up to approximately 250 employees at this warehouse. The ITE data per number of employees was used for the trip estimates.

The proposed use of the property will be for precision manufacturing by Acero Precision, Inc. It is estimated that a maximum of approximately 100 people will be employed at the site. For this proposed use, the ITE trip generation data for the "Manufacturing" (ITE Land Use #140) land use was used for its trip estimates. As with the prior use, the number of employees was used to estimate the amount of trip making by the property. The results of the trip generation estimates follow:

Trip Generation Comparison

Land Use	Daily Trips	Morning Peak Hour Trips	Evening Peak Hour Trips
Men's Warehouse (250 employees)	972	128	148
Acero Precision, Inc. (100 employees)	213	54	59
Differences (Former use Minus Proposed Use)	-759 (356%)	-74 (137%)	-89 (151%)

A review of this trip generation information shows that the proposed manufacturing land use of the existing vacant building will result in a significant reduction in the number of trips generated by the property. On a daily basis, the proposed use will generate 759 fewer trips or a reduction of over 350%.

Similarly, during the weekday morning and evening peak travel hours, the prior warehouse use generated significantly higher volumes of trips than the proposed manufacturing use. The percent reduction in peak hour trips range from 137% to 151%. Again, the proposed use will result in significantly lower volume of trips generated by the property.

In addition to the significant decrease in trips to and from the property, the type of traffic to be generated by the manufacturing development will have less of an impact on local traffic operations. Like all warehouses, the former Men's Warehouse generated a significant volume of truck traffic. The majority of the traffic to be generated by the proposed manufacturing development will be automobiles with some smaller truck traffic once or twice a week. Obviously, this type of traffic has fewer traffic and environmental impacts than heavy truck traffic.

These significant decreases in the number of daily and peak hour trips by the manufacturing development confirm that the traffic impact of the proposed use will be significantly lower than the impact of the former warehouse land use on the same property. In addition, the traffic to be generated by the proposed development has fewer traffic and environmental impacts than the high volume truck traffic previously generated the warehouse use of the property. Given this information, the proposed manufacturing use of the property will not result in any significant adverse impacts on local traffic operations on the roads and intersections surrounding the site.

If you have any questions regarding this information, please don't hesitate to contact us.

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199
PHONE (610)692-7171 FAX (610)692-8950

SEP 27 2011

Name of Applicant: QVC Network, Inc.

Applicant Address: 1365 Enterprise Drive, West Chester, PA 19380

Telephone Number: 610-251-5065 Fax Number: 610-408-4408

Email Address: gdavis@saul.com

Property Address: 1365 Enterprise Drive

Tax Parcel Number: 53-4-163 Zoning District: BP-Business Park Acreage: 8.933 acres

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
- ☐ Special Exception
- ☐ Appeal determination of the Zoning Officer
- ☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

§240-22.N and §240-22Q(5)

Description of the Zoning Relief requested and the future use of the property:

(1) Variance from §240-22.N to allow the height of the proposed replacement wall sign to be installed at a height greater than 10 feet - 24 feet to the top of the sign is requested.

(2) Variance from §240-22.Q(5) to exceed the 100sf maximum area for wall signs - the proposed replacement wall sign is 108sf in area.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.


Signature of Applicant

Gregory J. Davis, Attorney for Applicant

September 27, 2011
Date

*** Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

PHONE (610)692-7171 FAX (610)692-8950

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts; the Application Process and the Review Process. The Application Process must be completed in its entirety prior to the application's advancement into the Review Process.

Applicant Name: QVC Network, Inc.

Application Process Checklist (Administration use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form	_____
2. All related materials submitted	_____
3. Township application and review fees paid	_____

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start Date	_____
2. Date of first formal Planning Commission Meeting following complete application	_____
3. Date sent to CCPC	_____
4. Date sent to Township Engineer	_____
5. Date presented to Planning Commission	_____
6. Date sent to CB	_____
7. Date sent to MA	_____
8. Date sent to HC	_____
9. Date sent to PRB	_____
10. Date sent to TAB	_____
11. Date by which the PC must act	_____
12. Date by which Board of Supervisors must act	_____
13. Drop Dead Date (Day 60)	_____
14. Zoning Hearing Date	_____
15. Dates of Public Advertisement	_____ & _____

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 9/30/2011

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mb*

Re: Signs (Flashing, LED, LCD)

Dear Commissioners:

I have enclosed a revision to page 6 of the redlined EGT sign ordinance for insertion into your materials. I have also provided some pictures of some surrounding shopping center monument or "Freestanding Signs" with estimated height and sign area of each for your review.

I have reached out to both representatives for Goshen Village and Village Square shopping centers and offered to meet and discuss "Signage" with them before we get too far into the process.

Please bring your calendars so we can discuss times that work in October to meet and discuss signage with these two property managers.

- (5) Memorial or historic markers when approved by motion or resolution of the Board of Supervisors.
- (6) Public service signs, such as those advertising availability of rest rooms, telephone, meeting times of service organizations or other similar public conveniences. Not to exceed two square feet.
- (7) Temporary signs as provided in Subsection I.
- (8) Trespassing signs or signs, indicating the private nature of a road, driveway or premise, and signs prohibiting or controlling hunting and fishing upon the premises, not to exceed two square feet.
- K. Signs prohibited in all districts. The following signs are prohibited in all zoning districts:
- (1) Banners, spinners, flags, pennants or any moving object used for commercial advertising purpose whether containing a message or not, except as permitted under Subsection A(2), and except banners or flags meeting the requirements for a permitted type of sign.
- (2) Flashing, blinking, twinkling, animated or moving signs of any type, except those portions of the sign which indicate time and temperature, ~~and except flashing signs shall be permitted in the C-1 District.~~
- (3) Signs placed, inscribed or supported upon the roof or upon any structure which extends above the eave of the roof of any building.
- (4) Signs on mobile stands which can be moved from place to place.
- (5) Signs which emit smoke, visible vapors or particles, sound or odor.
- (6) Signs which contain information that states or implies that a property may be used for any purpose not permitted under the provisions of this chapter in the zoning district in which the property to which the sign relates is located.
- (7) Signs that are of such character, form, shape or color that it imitates or resembles any official traffic sign, signal or device, or that has any characteristics which are likely to confuse or distract the operator of a motor vehicle on a public street.
- (8) Signs that outline the rooflines, doors, windows or wall edges by illuminated tubing or strings of lights for advertising purposes.
- (9) Signs or displays visible from a street, sidewalk or another property that include words or images that are obscene, pornographic or that an average reasonable person would find highly offensive to public decency.
- (10) Off-premises signs (as defined in § 240-6) shall be prohibited in the Township, except for official signs or as specifically permitted in the C-1 and I-2 Districts. [Amended 2-5-2002 by Ord. No. 129-G-2]







≈ 30' TALL

≈ 150' SIGN AREA