

MINUTES OF THE REGULAR MEETING OF THE CHESTER TOWNSHIP ZONING COMMISSION HELD WEDNESDAY, APRIL 7, 2010, IN THE TOWN HALL MEETING ROOM AT 7:00 P.M.

Chair Muehling called the meeting to order at 7:00 p.m. Zoning Commissioners present: Chair Muehling, Short, Grimm, Horn, Aster. Zoning Inspector Meiring Borchers in attendance.

Public: Ron Cotman, Cathy Cotman, Ferdl Aster.

Public Input: No members of the public had any input for the meeting.

Discussion of the minutes dated March 17, 2010. Grimm moved to approve the minutes dated March 17, 2010, as corrected. Aster seconded. No discussion. Vote: Unanimous. Motion passed.

After discussion by the Zoning Commissioners, the following modifications will be presented for the Board of Trustees consideration:

**ZONING COMMISSION'S SUGGESTIONS FOR MODIFICATIONS TO BE INITIATED BY THE BOARD OF TRUSTEES**

The Zoning Commission recommends that the Board of Trustees initiate the following suggested modifications concurrent with the approval of amendment Z-2009-2:

**Suggested Modification #1:** The Zoning Commission suggests the following modification to the narrative paragraph at the beginning of Section 9.00.0 – paragraph to be reinstated and to read as follows:

~~OFF-SITE OR OFF-PREMISES SIGN OR BILLBOARD.~~ See Billboard. Any sign which is not located on the site of the use to which the subject matter on such sign is related. Also, see Billboard.

**Suggested Modification #2:** Section 9.01.0: General Requirements for All Signs. In between the two existing sentences, add the following sentence: All signs shall be posted on private property only with the permission of the owner or agent of such property.

Paragraph to read as follows: No sign shall be allowed within the Township, except as provided herein. All signs shall be posted on private property only with the permission of the owner or agent of such property. The following regulations shall apply to all signs in all zoning districts:

**Suggested Modification #3:** The Zoning Commission suggests the following modification to Section 9.04.0G – paragraph to read as follows:

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“One (1) real estate sign per street frontage of a lot, dwelling unit, or use which advertises the sale, lease, or rental of the premises upon which such sign is located. The sign shall not exceed an area of six (6) square feet per sign face and shall be removed within five (5) days of the closing or consummation of an agreement for the sale, rental, or lease of the property advertised. ~~No more than one (1) such sign shall be permitted along each street frontage of the property.”~~

**Suggested Modification #4:** The Zoning Commission suggests the following modification to Section 9.05.0A6 – paragraph to read as follows:

~~One (1) permanent or temporary on-site roadside sign for lands used for agricultural purposes with a maximum area of thirty-four (34) square feet per sign face, which advertises only goods, sold on the premises. In addition, such~~ Each lot designated for agricultural use ~~lot~~ shall be allowed two (2) permanent off-site directional signs, and four (4) temporary seasonal directional signs, each with a maximum area of three (3) square feet per sign face and a maximum height of six (6) feet. The temporary signs shall be removed within three (3) days after the conclusion of the sale or season.

**Suggested Modification #5:** The Zoning Commission suggests the following modification to Section 9.06.0A4 – paragraph to read as follows:

“One (1) permanent illuminated window sign which shall not exceed forty percent (40%) of the total glass area of the ground floor windows for ground floor occupants, and not to exceed six (6) square feet or twenty-five percent (25%) of the window in which the sign is to be placed for upper story occupants.

**Suggested Modification #6:** The Zoning Commission suggests the following modification to Section 9.07.0A3 - paragraph to read as follows:

“One (1) permanent illuminated window sign which shall not exceed forty percent (40%) of the total glass area of the ground floor windows for ground floor occupants, and not to exceed six (6) square feet or twenty-five percent (25%) of the window in which the sign is to be placed for upper story occupants.”

**Suggested Modification #7:** Section 6.07.03 B. 6. Paragraph to read as follows:

A billboard shall be set back a minimum of ~~five hundred (500)~~ three hundred (300) feet from an existing residential dwelling, a church or place of worship, a cemetery, a school, a public park or playground, a public library or a day care center. The setback shall be measured from the nearest lot line to the nearest portion of the billboard.

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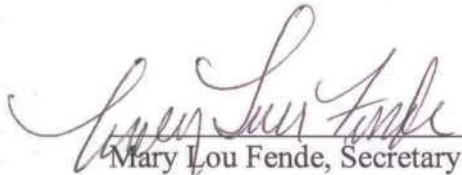
Short will call legal counsel with the following questions:

1. Does the one existing billboard located on Mayfield Road serve as one billboard, is it okay to have only one other site for a potential billboard.
2. If there is a property with a vacant building on said property, can that be considered as a viable site for a billboard.

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There being no further business before the Zoning Commission, Chair Muehling adjourned the meeting at 8:30 p.m.

Respectfully submitted,

  
Mary Lou Fende, Secretary

mlf

4-21-10  
Approval Date

Margaret Muehling  
Margaret Muehling, Chair