

Hamiltonban Township
Board of Supervisors and Planning Commission
Joint Meeting Minutes for Updating Sign Ordinances
23 Carrolls Tract Road, Fairfield, PA 17320
July 15, 2008

Supervisors Present: Chairman Robert Gordon, Dale Premo and James Benner. Police Coordinator Coleen Reamer and Vice-Chairman James Grinder had other commitments.

Planning Commission Members Present: Chairman Curt Musselman, Pamela Wiehagen and Doreen Premo. Vice Chairman Stephen Jacobs and William Shriner had other commitments.

Others Present: Zoning Officer Milton Nicks, Tim Cormany from Martin and Martin, Inc., Barbara Nicks, Township Auditor and Amy Harbaugh, Recorder.

Public Present: Harry Rood

Supervisor Dale Premo called the meeting to order at 7:00 P.M.

Chairman Robert Gordon stated that the meeting tonight will be to continue discussions on updating Hamiltonban Township's Zoning Ordinance, Article III, Section 309, Sign Regulations.

Supervisor Dale Premo began the meeting by explaining that he used Zoning Officer Milton Nicks rewrite, Tim Cormany from Martin and Martin, Inc.'s comments and information from South Fayette Township which is located southwest of Pittsburgh and renumbered information to fit our current ordinance. Everyone was given a copy to work from.

Chairman Robert Gordon read comments from an e-mail from Supervisor Coleen Reamer. Supervisor Reamer could not be present for the meeting. Supervisor Reamer would like the township to look at the entire sign ordinance and be sure that we consider all the new signs that are available. She does not think we should allow rotating, sandwich or off-premise signs.

Zoning Officer Nicks stated that Hamiltonban is a rural township and he believed that we should keep our signage very simple and straight forward.

Tim Cormany suggested that we should figure out what the problems with our current sign ordinance are and how would we like to solve those problems. He also noted that the proposal was 21 pages and the current ordinance was 6 pages.

Zoning Officer Milton Nicks commented that we want to create an ordinance that the average citizen will understand and not get lost in when they buy the ordinance book and read it. He said that with zoning, you usually list what is permitted and if it's not listed as being

permitted than it's not permitted.

Mr. Premo stated that typically regulations specifically state what is permitted and what is not and that if something is not listed it could be successfully argued legally that the activity not listed is permissible. Mr. Cormany agreed. There was discussion about being more specific about what is and what is not permitted.

There was discussion about signs within the Township and State Right-of-Way (page 11 of Supervisor Premo's version) probably will not allow unless it is a public sign and no signs on private property without the owner's permission; if we should call a Construction sign a Trademen's sign instead (bottom of page 4 under B. Types (2) of Supervisor Premo's version), Arcade signs (page 3 under A. Classes (1) of Supervisor Premo's version) and if we should clarify which signs are Restricted and which are Prohibited (page 6 under B. Restricted/and or Prohibited Signs of Supervisor Premo's version), Sandwich signs, Sizes of signs, Electronic signs, should township regulate signs on a citizen's private property or business property, Roof signs, Projection Signs, Freestanding signs, Billboards signs, what signs should we permit without a sign permit, could sign be regulated even if it doesn't require a permit, Sale of Farm Products (page III-12 of current ordinance), Off-Premise/Directional signs (with permission from owner) and Totes signs (they cost \$1200.00).

Tim Cormany of Martin and Martin, Inc. suggested that the township form a Sub-Committee of people to follow our current ordinance and insert information as needed. We should add the new definitions listed in the draft to the back of the zoning book. We should take the new shopping center into consideration when rewriting the sign ordinance so it will cover possible issues concerning the shopping center. The Sub-Committee will consist of Pam Wiehagen, Milton Nicks, Dale Premo and Tim Cormany (as needed). They will schedule another joint meeting of the Supervisors and Planning Commission after they work thru the current ordinance to insert/change information as needed and after Mr. Premo takes the existing ordinance and adds suggested changes to evaluate both the newly proposed and the 'update' to the current ordinance in terms format and content.

Mr. Premo asked for those present to suggest the most important items of concern for inclusion in further revisions. These included: rights-of-way, the number of sizes of signs, on-premises signs, produce grown or brought in issues, signs without permits, 100 MPH requirement change to 'prevalent conditions', no roof signs (projection with 7+ foot clearance only), billboard section length issue, and allowing some off-premises signs.

The meeting was adjourned at 8:20 PM.

Respectfully submitted by Amy Harbaugh, Recorder