



## Zoning Text Amendment

Liverpool Township

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**Meeting:** October 5, 2016  
**Applicant:** Liverpool Township Zoning Commission (LTZC)  
**Hearing:** October 6, 2016 (Zoning Commission)  
**Amendment:** Section (§) 302(B)(5) adds conditionally permitted uses in the C-1 district, § 403(G) adds changeable copy electronic message signs, and § 403(N) adds text to the existing definition for “light” referencing the new changeable copy electronic message signs text.  
**Reviewer:** Rob Henwood

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**Proposal:** The LTZC has submitted the following proposed Zoning Text Amendments for review:

1. Add new text to § 302(B)(5) permitting additionally conditionally permitted uses in the C-1 Commercial district.
2. Add text to § 403(G) creating regulations for changeable copy electronic message signs.
3. Add text to § 403(N) the existing definition for “light” which adds a references the new changeable copy electronic message signs text.

**Proposed Amendments:** Complete staff comments are contained within the proposed submitted text below. Staff comments are *italicized* and new text is underlined.

### Section 302 Commercial District (C-1)

B. Conditionally Permitted Uses - Within the C-1 District the following uses may be permitted as conditional uses...:

5. Commercial recreational uses such as drive-in theaters, miniature golf courses, golf driving ranges, rifle ranges, trapshooting, skeet-shooting ranges, pistol ranges, or other ranges for the use of firearms, the operation of snowmobiles, motorcycles, and all-terrain vehicles when conducted as a business such as by renting such vehicles or charging a fee in order to operate such vehicles on private property or the inviting of spectators to view the operation of such vehicles or allowing competition among such vehicles with or without charging a fee. *The use of the phrase “on private property” is confusing; using this term implies that the commercial recreation uses may be permitted to be conducted on a different site. Replace this term with “on-site” to ensure there is no implication that the use may be permitted on a different site.*

*Many of the proposed conditionally permitted uses would likely be loud and may lead to land use conflicts if adjacent to residential uses. Special attention should be paid to extra buffering requirements when these uses are adjacent to residential uses. The LTZC may also wish to consider limiting operating hours to limit potential conflicts.*

### Section 403 General Regulations

G. Light – Illuminated, internally or externally, signs shall.... See Section 403(N) for special regulations regarding changeable copy electronic signs.

N. Changeable Copy Electronic Signs – A Changeable Copy Electronic Sign shall be conditionally permitted only and subject to the following conditions:

1. Each message or copy shall remain fixed for at least eight (8) seconds; *Eight seconds may be too short of a time interval to avoid visual distraction for motorists. The following communities utilize the following time restraints:*

- *City of Brunswick, 15 seconds, § 1270.17(a)(1)*
- *City of Medina, 30 seconds, § 1147.07(J)(1).*
- *Copley Township, eight seconds, § 809(B).*
- *Hinckley Township, 10 seconds, § 10.3(H)(1).*
- *Medina Township, 60 seconds, § 605(M).*
- *Westfield Township, 60 seconds, § 407(A)(7)c.*
- *York Township, eight seconds, § 403.04(E).*

*The above listed duration for messages, copy, and images vary from eight to 60 seconds; the LTZC may wish to consider increasing the minimum time interval.*

2. When message or copy changes by remote control or electronic process, it shall be accomplished in three (3) seconds or less;

3. Such Electronic Message Boards shall contain a default design that will freeze the device in one position if a malfunction occurs; and *Use terminology consistently; use the term “changeable copy electronic sign” throughout the text when making reference to this use.*

4. Illumination shall not be at a level to cause a nuisance to neighboring properties. *This statement is very subjective and it is not clear how this would be enforced. Staff suggests including criteria to evaluate the nuisance illumination.*

**Comment:** In addition to the above listed comments, Staff offers the following:

1. The LTZC should consider including a definition for “Changeable Copy Electronic Signs” in the definition section of the Zoning Resolution. Staff suggest language similar to the following:

*Sign, Changeable Copy Electronic – A sign who’s alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments. <sup>1</sup>*

**Recommendation:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the proposed amendment to the Liverpool Township Zoning Resolution.

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<sup>1</sup> A Planners Dictionary: Planning Advisory Service Report Number 521/522. Michael Davidson and Faye Dolnick, Eds. American Planning Association: Chicago, IL. 2004.