



COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting
Tuesday, March 21, 2017 - 6:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

1. Meeting called to order.
Pledge of Allegiance.
Roll Call.
2. Approval of Minutes: February 21, 2017 meeting.
3. Public Address: None.
4. Final Development Plan: None.
5. Public Hearings: None.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: Sign Discussion.
9. Administration: None.
10. Announcements: David Allor Workshop.
11. Next Meeting: April 18, 2017.
12. Adjournment.

MEMORANDUM

DATE: March 17, 2017
TO: Colerain Township Zoning Commission
FROM: Jenna M. LeCount, AICP, Director of Building, Planning & Zoning
SUBJECT: Signage Updates

SUMMARY

Recent cases heard before the Board of Zoning Appeals have interested the Board of Trustees in some conversations around modifying portions of Section 15 of the Zoning Resolution; specific to signage. The primary interest of Trustees at this time appears to be regarding the sizing and placement requirement of business wall signage.

It may be a good time for the Zoning Commission to consider some changes to the overall signage approach. Some items might be addressed pretty quickly (i.e. wall signage per Trustee interest) and easily, while other items really should be considered as part of a better understanding of what and how to achieve the overall character desired within the Township.

A review of the existing sign portion of the Zoning Resolution indicates that there are many details regarding signage, which may be outdated, or generally not achieving the desired intent. Additionally, the Comprehensive Plan, which provides policy guidance for the creations and enforcement of zoning standards, has not been updated since 2005. Much has changed in the physical and economic landscape of the Township in the past decade.

We would like to begin our discussion by reviewing our peer communities, best practices, and evaluating our existing code. On Tuesday March 21, 2017, Staff will begin to lay out a discussion of the areas of Article 15 which may need more immediate attention and which areas we may want to consider revising within a broader context and agreed Township vision.