

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: March 18, 2014

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of minutes for the February 18, 2014 Regular Meeting

Correspondence

Approval of Agenda

Public Comment: Restricted to three (3) minutes regarding issues not on this agenda

NEW BUSINESS

- 1. PLD – 1751: Platted Lot Division of three lots (Units 3 through 5 of Ginger’s Way on Lake Leroy #1) into four lots.**

Owner: SRC Land Development LLC
Location: 1934 Leroy Lane to 1890 Leroy Lane

- 2. HOM 1754: Home Occupation Permit for a Single Chair Hair Salon**

Owner: Showalter, Karen
Location: 3340 S. Summerton Rd.

OLD BUSINESS

- 1. PPR - 1751: Preliminary Platt Review for a Site Condominium Subdivision, Ginger’s Way on Lake Leroy #2.**

Owner: Otterbine, Tyler
Location: 3430 S. Lincoln

OTHER BUSINESS

- 1. COM – 1556: Committee: Review Technical Analysis of Existing Sign Regulations**

Owner: Union Township

Extended Public Comment

Adjournment

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on February 18, 2014 at the Township Hall.

Meeting was called to order at 7:00 p.m.

Roll Call

Present: Squattrito, Jankens, Fuller, Mielke, McGuirk, LaBelle

Excused: Primeau, Shingles, Henley

Others Present

Woody Woodruff

Approval of Minutes

Mielke stated there should be a correction under Election of Officers: Fuller should be substituted for Henley for Secretary. Mielke moved and LaBelle supported the approval of the January 18, 2014 meeting minutes as amended. Ayes: All. Motion carried.

Correspondence – None

Approval of Agenda

Jankens moved and McGuirk supported the approval of the agenda with a change in the order of New Business items, moving item 3, COM 1556 to the first topic and the remaining items moved back in order. Ayes: All. Motion carried.

Public Comment – Mr. Bebee spoke on behalf of Chippewa Township, informed the commissioners about attempts to draft a unified storm water ordinance with the County Drain Commission, City and Townships.

NEW BUSINESS

COM – 1556: Discuss Sign Ordinance Progress/Open House

Mr. Woodruff updated the Board on the status of the sign ordinance:

- Sign survey completed
- Tech review of current sign ordinance completed
- Next step is to present findings to both the sign committee and the Commission, then to hold an open house for public comment.

The Board tentatively scheduled a Sign Committee Meeting for 2/25/14 at 6:00pm, and an Open House for 3/10/14, to include (2) sessions at 3:00 and 7:00pm.

Mr. Mielke requested the status of Rowe's review of the city's sign ordinance.

PPR – 1751: Preliminary Platt Review for Site Condominium Subdivision, Ginger's Way on Lake Leroy #2

Commissioner McGuirk asked that he be excused from the remainder of the meeting due being a part of the development team.

Woodruff explained that the Public Hearing was not properly noticed, being a day late in the Morning Sun. The public hearing will be held next month, and suggested we still conduct an informal review.

Mr. Bebee of Central Michigan Surveying and Development reviewed the proposed project and answered questions from the Board.

Fuller moved and **Jankens** supported the tabling of PPR-1751 discussion, to allow for discussion/public comment of REZ – 1750. **Ayes: All. Motion carried.**

REZ – 1750: Rezoning of Property at 3430 S. Lincoln Road from R1 to R2A

Mr. Chuck McGuirk reviewed the proposed plans, answered questions regarding the project.

Chair Squattrito opened the floor for public comment on the proposed project, encouraged those in attendance to give their feedback.

Public Comment

Mr. Dave Heeke of 1690 Leroy Lane spoke on REZ – 1750. Stated that he came to gain more knowledge and generally supports the proposed project, protecting the property values and single family housing in the proposed area.

Mr. Tom Miles of 3434 S Lincoln Road also spoke on REZ – 1750. Commended the developers on the project, stated that it was a positive improvement to the area.

Mielke moved and **LaBelle** supported recommendation of REZ – 1750 to the Township Board of Trustees for approval. **Ayes: All. Motion carried.**

Mielke moved and **Jankens** supported removal of PPR – 1751 from the table for further discussion. **Ayes: All. Motion carried.**

PPR – 1751: Preliminary Platt Review for Site Condominium Subdivision, Ginger’s Way on Lake Leroy #2

The Board reviewed additional requests for Mr. Bebee including:

- Plans for asphalt, sidewalks or a request for a waiver
- Coordination with the Road Commission, details of driveways and road
- Water/Sewer plan

Other Business - None

Extended Public Comment

Adjournment

The Chair adjourned the meeting at 8:24 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Angela Schofield)

SUBDIVISION / SITE CONDO CHECKLIST
CHARTER TOWNSHIP OF UNION
 Authority: Ordinance 1994-06, Subdivision of Land
 Zoning Ordinance 1991-05

File # 1751, Subdivision Name GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM

Engineering / Surveying Firm CMS&D, Phone # 989-775-0756
 Contact Name Timothy Bebee
 Address 510 West Pickard, Suite C, Mt. Pleasant, MI 48858
 Email tbebee@cms-d.com FAX 989-775-5012

Property owner / developer SRC LAND DEVELOPMENT LLC, Phone # 989-772-1309
 Address 510 West Pickard, Suite B, Mt. Pleasant, MI 48858
 Email rick@livewithunited.com FAX 989-773-4393

Zoning District R-2A, MINIMUMS: Lot Width 80, Lot Area 12000
 Side Yard 10, Front Yard 35, Rear Yard 35

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)
SITE CONDO

<input checked="" type="checkbox"/>	Preliminary Review	\$ 200.00	Receipt #
<input type="checkbox"/>	Final Review	\$ 200.00	Receipt #

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

<input checked="" type="checkbox"/>	Section	Description	Comment
	201.003	Preliminary Plat	
<input checked="" type="checkbox"/>	3.01	File Preliminary plan with Clerk	Submit to Zoning Administrator who will give plan to Clerk
<input checked="" type="checkbox"/>	3.01.A	Scale < 200' / Inch	
<input checked="" type="checkbox"/>	3.01.B	Show platted / Dedicated streets in area	
<input checked="" type="checkbox"/>	3.01.C	North Arrow and Date, Revisions	
<input checked="" type="checkbox"/>	3.01.D	Dimension Lots, Out lots and parks	
<input checked="" type="checkbox"/>	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	
<input checked="" type="checkbox"/>	3.01.F	Lot Numbers- Sequential, no gaps or duplicates	
<input checked="" type="checkbox"/>	3.01.G	No Block numbers or letters	
<input checked="" type="checkbox"/>	3.01.H	Road Plan (see also Private Road Ordinance)	<i>in complete</i> OK
<input type="checkbox"/>	3.01.I	Written statement of Intent for installation of Roads and Utilities	Submitted, needs revision
<input checked="" type="checkbox"/>	3.01.J	Show any future phases	

√	Section	Description	Comment
	201.302	Preliminary approval by Planning Commission and Board	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	201.303	Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk	Note: Submission to clerk made through the township Zoning Administrator
	3.03.A	Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate.	Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission.
	3.03.B&C	Financial assurance for Water and Sewer	Cash Deposit, Letter of Credit, Bond or other such assurance
	3.03.D	Plat Restrictions, if any.	Note: Township does not enforce these
	201.004	Final Plat Approval	
	4.01.A	Final Platt has been submitted	
	4.01.B	Engineer has checked and approved plans	
	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	4.03	Action by Township Board	
	4.03.A	Disapproval	
		a. Note all reasons to Planning Commission and Developer in writing	
		b. Resubmit\with changes addressing disapprovals to Planning Commission.	
	4.03.B	Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk	

The following section details specific requirements of a Platted Subdivision or Site Condominium.

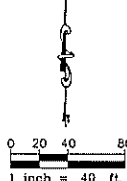
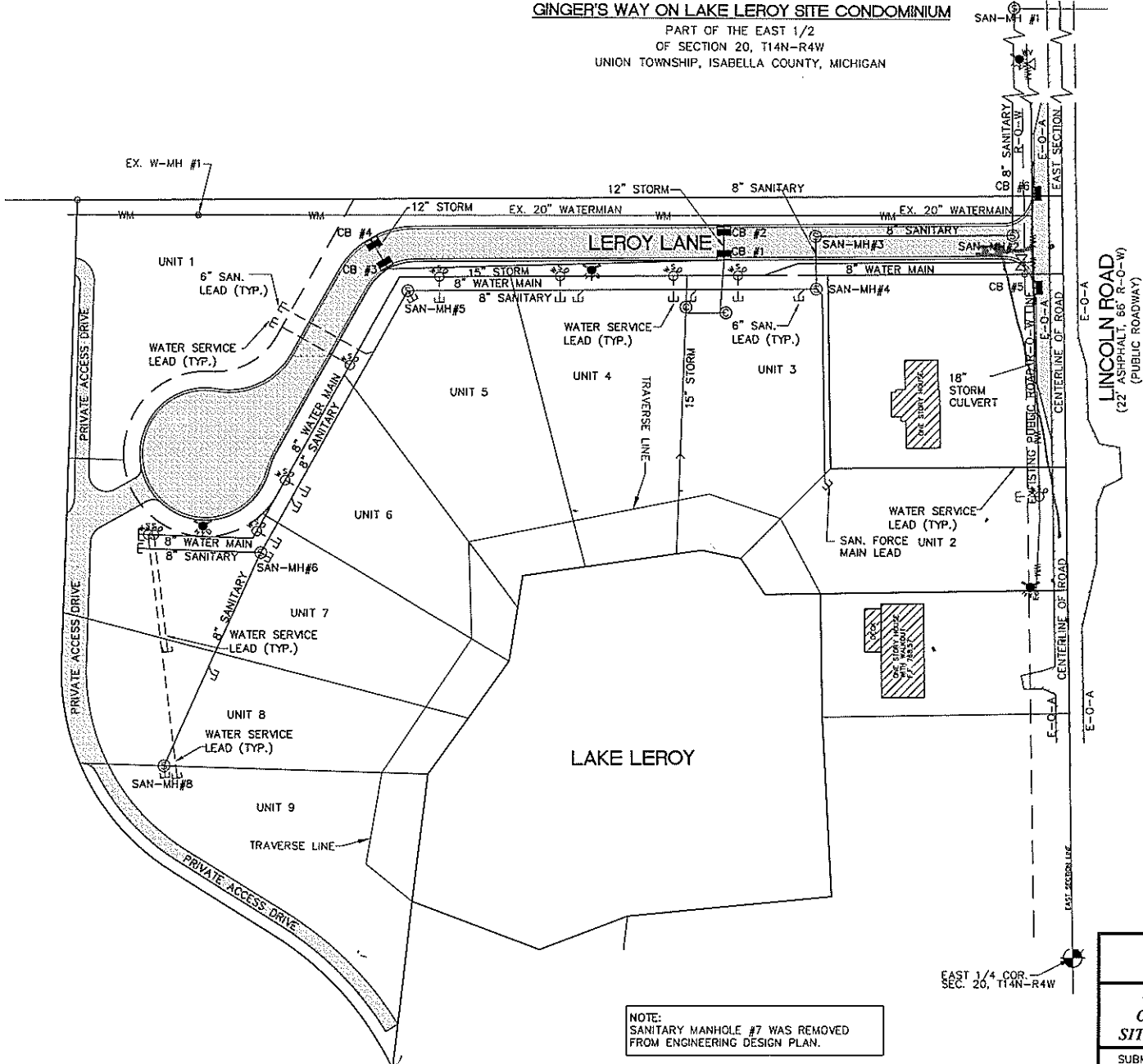
√	Section #	Description	Comments
	201.005	General Specifications and Design Standards	
	5.01	Streets and Alleys	
	5.01.A.	Location and Arraignment	
	a	Continue existing streets into Plat	
	b	Take new streets to edge for future	
	c	Show contours	
	d	Where ½ street is dedicated on adjoining plat, other ½ must be platted	
	5.01.B	Right of Way widths shown	For Public road, see Isabella County Road Commission Standards, For private see Union Township Private Road Ordinance.
	a	Roads – 66ft	
	b	Alleys and Service Drives – 40 ft	
	c	Walkways – 10 ft	
	d	Cul-de-Sacs	Meet requirements of ICRC Standards.
	5.01.C	Alleys not acceptable unless specifically required by Planning Commission	
	5.01.D	Street Names are Unique in Isabella County and have been approved by Isabella County. Apply directly to Isabella County (989) 772-0911, ext 227.	Applicant is advised to check with both County Road Commission and County Inspections, Union Twp does not assign road names and assumes the developer has properly named roads prior to final approval.
	5.02	Blocks	
	5.02.A	Length – 1320 Ft Max	
	5.02.B	Easements- Blocks >559 Ft may require utility easements mid-way	
	5.02.C	Intersection of subdivision and major streets held to minimum.	
	5.03	Lots	
	5.03.A	Accessible to Public Street	
	5.03.B	Side lot lines perpendicular or radial to street	
	5.03.C	Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley	
	5.03.D	Conform to zone district for width and area.	
	5.03.E	Corner Lots shall be given front yard setbacks towards all roads, adequate	
	5.03.F	Restrict Lots from accessing from Arterial streets by covenant	
	5.03.G	Splits - Not applicable to new plat	Requires conformance to Ord 1991-11

The following applies only to Site Condominiums
See Union Township Zoning Ordinance 1991-05

√	Section #	Description	Comments
	8.33.A.1	Site plan per Sect 66 of Condo Act	
	8.33.A.3	Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)	
	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of recorded master deed to Twp Clerk, review for:	
		• Township not responsible for maintenance	
		• Snow removal provided for	
		• Access and turn around for Emergency vehicles	
		• Storm water maintenance	
		• Drain easements & Maintenance	
		• Lawn maintenance	
		• General maintenance of common areas	
	8.33.E	Provide township clerk with (2) "as-build's drawings	
		Township Engineer to review for compliance prior to issuance of any Building Permit	
	12.1.F	Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.	Only items not addressed above are included here in
	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
		• Drives	
		• Signs, location and elevation plan	
		• Exterior Lighting	
		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	
	12.2.H	If Dumpsters provided, screened	
	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	
	12.2.M	Location height and type of fences and walls	
	12.2..M	Location and description of landscaping	

GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM
 PART OF THE EAST 1/2
 OF SECTION 20, T14N-R4W
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

LEGEND	
	WATER MAIN VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	CURB INLET CATCHBASIN
	WATER SHUT-OFF
	HYDRANT
	WATER MAIN



NOTE:
 UNITS 1 THROUGH 9 ARE SERVICED BY PUBLIC
 SANITARY SEWER AND PUBLIC WATER MAINS.
 AT THE TIME OF RECORDING THIS DOCUMENT
 LEROY LANE HAS YET TO BE ACCEPTED AS A
 PUBLIC ROADWAY AND WILL REMAIN AS A PRIVATE
 ROADWAY UNTIL THAT TIME.

NOTE:
 SANITARY MANHOLE #7 WAS REMOVED
 FROM ENGINEERING DESIGN PLAN.

UTILITY PLAN			CMS & D		
GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM			SURVEYING / ENGINEERING		
SUBMITTAL: AUGUST 2006		DRAWN BY: WRE		SCALE: 1" = 40'	JOB NUMBER: 0411-197
				SHEET NUMBER: 6 OF 6	

8114 EAST PICKARD ROAD
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0738
 FAX: (989) 775-5012
 EMAIL: info@cms-d.com

GINGER'S WAY ON LAKE LEROY SITE CONDOMINIUM
AMENDMENT NO. 1
INTENT OF SERVICE FOR WATER AND SEWER

Ginger's Way Site Condominium was originally developed in 2006. Public Water and Public Sanitary Sewer was run into the development at the time. The proposed Amendment No. 1 modifies a portion of the existing condo, being Units 3, 4 & 5 and re-divides the land into 4 units. The new unit number will be Units 2, 3, 4 and 5. The original three units have Public Water and Sewer along their Public Road frontage and thus the proposed 4 units have Public Water and Sewer along their Public Road frontage. There will need to be a new water and sewer tap for one of the units and that tap will need to be coordinated with the Union Township Department of Public Works.

GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM
INTENT OF SERVICE FOR WATER AND SEWER

Ginger's Way on Lake Leroy No. 2, Site Condominium contains 5 total units, being numbered 10 through 14, with Unit 14 reserving the right of division under Section 559.149 of Public Act 59 of 1978, as amended. One of the units, Unit 10 (Previously known as Unit 2 of the original Ginger's Way on Lake Leroy Site Condominium) has service to the Public Water and Sewer that was installed in 2006 for the original condominium project. For the balance of the units, being Units 11 through 14, the following options are available for water and sanitary sewer service:

Units 11 through 14 have three options for water service. Union Township is currently proposing to extend their public water system, South along the West side of Lincoln Road, past the proposed development. The Public Water Main currently stops approximately 100 feet North of Unit 11. Once extended, the units would have the right to request a service tap. At this time there is no definite date for this extension. The second option would be for the developer of Ginger's Way on Lake Leroy No. 2 to install that portion of the public water main along their frontage and then the units would have the right to request a service tap. Option one and two are basically the same other than there would be a defined time line. The last option would be to have a private well for each unit. This option is always available to lands that do not have public water available.

Units 11 through 14 have two options for sanitary service. Currently there is Public Sanitary Sewer extended South along the West side of Lincoln Road to the intersection of Ginger's Way. The condominium association would be able to have a Quasi-Public (Private) Sanitary Sewer System of their own and install a pumped outlet line (pressure line) to the Public System at Ginger's Way. This sewer system would be owned, operated and maintained by the condominium association. As all the proposed units are larger than 17,000 square feet, they would technically have the ability to request an on-site septic and drainfield system. Assuming that the Public Health Departments requirements were met, this type of system could be installed.

It should be noted that Unit 14 is currently serviced by a private well and septic system.

GINGER'S WAY ON LAKE LEROY NO. 2 SITE CONDOMINIUM
INTENT OF ROADWAY

Ginger's Way on Lake Leroy No. 2, Site Condominium contains 5 total units, being numbered 10 through 14, with Unit 14 reserving the right of division under Section 559.149 of Public Act 59 of 1978, as amended. One of the units, Unit 10 (Previously known as Unit 2 of the original Ginger's Way on Lake Leroy Site Condominium) is located with road frontage on Lincoln Road and will take access from Lincoln Road. Units 11 through 13 also have road frontage along Lincoln Road and will take access from Lincoln Road. Unit 14 at this time have a Existing House on the property which takes access to Lincoln Road from an existing asphalt driveway.



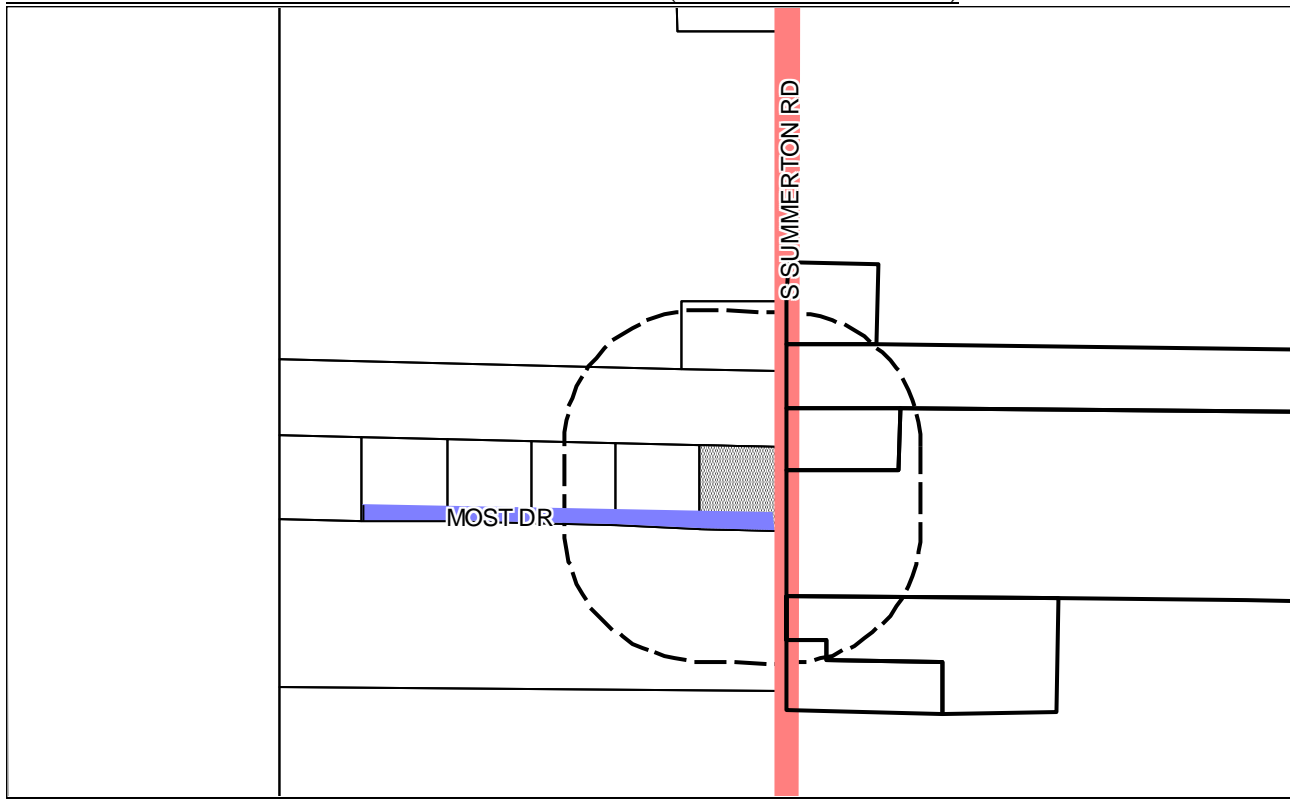
2010 South Lincoln Road
Mt. Pleasant, MI 48858

Phone (989) 772 4600
Fax (989) 773 1988
E Mail wwoodruff@uniontownshipmi.com

February 27, 2014

«PID»
«Owner»
«OwnerAddr01»
«OwnerCity», «OwnerState», «OwnerZip»

PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)



UNION TOWNSHIP – NOTICE OF HOME OCCUPATION APPLICATION

NOTICE is hereby given that an application for a Home Occupation Permit shall be considered on Tuesday, March 18, 2014, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Home Occupation Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Karen Showalter, a Home Occupation Permit in an AG (Agricultural) zone for Hair Salon.

Legal Description of property: T14N R4W SEC 24, COM 902 FT N OF E 1/4 COR SEC 24; TH W 220 FT; TH N 220 FT; TH E 220 FT; TH S 220 FT TO POB

This property is located at. 3340 S SUMMERTON RD

All interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

William Woodruff,
Zoning Administrator

Technical Analysis of Union Township Sign Ordinance (3/11/14)

Union Township has undertaken a comprehensive review of the sign regulations in the Township Sign Ordinance. As part of that review, Rowe Professional Services Company has conducted an inventory of all of the signs within the commercial and industrial zoning districts and also prepared this technical analysis of the current ordinance.

The results of the technical analysis are broken down by section in the attached table. The analysis looked at the ordinance from several perspectives:

- Layout – Are the provisions rationally organized and is the information easy to find?
- Clarity – Are the provisions easy to understand?
- Consistency – Are the provisions internally consistent?
- Comprehensive – Do the provisions adequately address all aspects of sign regulation?
- Compliance – Do the provisions comply with Michigan or US law?

LAYOUT

The current ordinance is laid out in a reasonable manner. We believe that readability could be enhanced by incorporating some of the requirements into tables and by revising the current allotment tables. A sample revised table is attached.

CLARITY

Some of the provisions seemed unclear and they are identified in the attached table. In some instances the meaning of the requirement may be addressed by an illustration. In other circumstances the term or requirement should be rewritten.

CONSISTENCY

There are instances where the provisions are inconsistent. An example is the comparison of Section 11.6.L which prohibits illuminated signs while Section 11.8.4 (Special Instructions) specifically allows direct and internally illuminated signs. We have also tried to ensure that the provisions are consistent with the other portion of the ordinance. Examples of inconsistencies we identified in this area include sign definitions for terms that were not used in the ordinance and properly tying administration provisions of the ordinance to administration of the sign requirements.

COMPREHENSIVE

There are places in the ordinance where potential gaps in the regulations may exist. There are some types of signs not directly addressed in the current ordinance language that are addressed in other modern ordinances. In some cases the township's ordinance may address them indirectly and that may need to be clarified. In other circumstances provisions dealing with these types of signs may need to be added to the ordinance.

COMPLIANCE

We have reviewed the ordinance for common issues related to compliance with both state and federal law. In some cases the issues is fairly clear cut. For example the ordinance currently prohibits political signs from being erected more than 60 days prior to an election, but an Attorney General Opinion states that such requirements are unconstitutional.

In other cases the non-compliance is not black and white. These are particularly the case when dealing with issues related to US Constitutional requirements as defined by the Supreme Court. A very significant requirement is that sign ordinances be “content-neutral”. However, what is required for an ordinance to be “content-neutral” depends on the judge you ask. As noted in The Michigan Sign Guidebook:

“A common, if simplistic, adage says that a municipality’s sign regulation is content-neutral if a non-English speaker could perform sign code enforcement duties, since the enforcement officer should not have to read the content of the sign being regulated. In reality, determining whether an ordinance is content-neutral is a sticky subject. Attorney Susan Trevarthen writes,

“The cases are conflicted as to how to define content-based speech. More literal-minded courts ask: ‘Do you have to look at the message to determine whether the rule applies?’ If so, it is content-based. Under this approach, regulation of ‘for sale’ signs, ‘directional’ signs, ‘identification’ signs, ‘grand opening’ signs, and ‘stop’ signs would always be content-based, would be subjected to strict scrutiny, and would likely be invalidated. Other, more functionally minded courts ask: ‘Is the government trying to regulate or censor content?’ If so, it is content-based. Under this approach, sign regulations allowing U.S. flags but not other flags would be content-based, and would be subjected to strict scrutiny and invalidated.”¹²

The U.S. Supreme Court’s most recent statement on the distinction between a content-neutral and content-based regulation came in *Hill v. Colorado*, where the Court held that a content-neutral regulation is one where (1) the regulation is not a regulation of speech, but controls only the places where the speech may occur, (2) the regulation was not adopted because of disagreement with the message that the speech conveys, or (3) the government’s interests in the regulation are unrelated to the content of the affected speech.¹³ Although one outcome of *Hill v. Colorado* is that “a sign code is not content-based simply because a government official must review the content of the sign to determine which provision of the ordinance applies,”¹⁴ there is still a great deal of courtroom wrangling over the true meaning of content-neutrality.”

ROWE will review the analysis with the Sign Committee and the Planning Commission to help identify key goals of the ordinance update process and begin the detailed work of revising the ordinance text to address those goals.

CHART 11.8a - SIGNAGE ALLOTMENT - AGRICULTURE DISTRICT OVER TEN (10) ACRES (D)				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F)	8	↑	3	N/R
PROJECTED WALL				
AWNING/CANOPY				
MARQUEE				
SUSPENDED	4	↑		8
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D. (C)	12	6	3	N/R
FREESTANDING ELEVATED (C)	* 12	6	3	N/R
FREESTANDING GROUND (C)	* 12	6	3	Ground
MESSAGE CENTER (C)				
BILLBOARD				
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	2	6	3	N/R
DIRECTIONAL (E)	2	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD (C)	6	4		N/R
AIR/GAS INFLATABLE (C)				
BANNER	40	WALL HEIGHT	N/R	N/R
BEACON/SEARCH (C)				
TRAILERS/CART W/WO WHEELS	32	4	3	N/R
WIND SIGNS - PERMITTED	40	15	N/R	N/R
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN (C)	16	6	N/R	N/R
CONSTRUCTION (C)	16	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D. (C)				
GARAGE/YARD SALE (C) (E)	2	6	N/R	N/R
GRAND OPENING (C)	16	6	N/R	N/R
MODEL HOME (C)	16	6	N/R	N/R
NEW BUSINESS/OWNER (C)	16	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	16	6	N/R	N/R
REAL ESTATE (C)	16	6	N/R	N/R
RENTAL/LEASE (C)	16	6	N/R	N/R
WINDOW SIGNS	10% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS

(A) Combined maximum sign area - 12 square feet of permanent signage – permit required

(B) Number of signs permitted for address side of permanent signage - permit only
1 Wall Sign
1 Freestanding Sign

(C) Side Setback - minimum 30'; Front Setback - minimum of 10' to the road right-of-way.

(D) Illumination: direct and internal permitted.

(E) Additional signs permitted: Identification-one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) square feet. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.

(F) Sign area exceptions: Building on a corner lot shall be considered to have two (2) front faces. An additional fifty (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building. Sign allotment is not transferable.

Shaded = Not Permitted

N/R = Not Regulated

* = churches, institutional, and public buildings are permitted one (1) freestanding sign not to exceed twenty-four (24) square feet in area nor more than six (6) feet in height, and not more than (2) wall signs, the sum of which is not to exceed 50 SF. Religious symbols are exempt.

↑ = Height of wall or 5' below eave, maximum 25'.









Sub Section	Provision	Comment	Decision
General Comments	Organization	We identified several places where requirements were duplicated and will recommend those be eliminated.	
		We believe reorganization of the existing tables may increase the ordinance's readability.	
	Purpose Statement	We recommend that a purpose statement be added to the front of the ordinance to serve as the policy/public purpose statement for the sign provisions in case the ordinance is challenged in court.	
	Substitution Clause	We recommend the addition of a substitution clause be added to address Supreme Court issues with regards to protection of political speech.	
	Administration	We recommend adding a section that states that signs are a "structure" as used in Section 6.3.A of the zoning ordinance and as such the sign provisions are administered by the zoning official through the approval of zoning permits.	
11.1 General Sign Provisions	Subsection B.	The first part of this section is a definition of what is a sign and it is a duplication. The rest are regulations that should be in the body of the ordinance.	
11.2 Signage Display Area Computation	A. Sign Area Computation	We would recommend that this provision include an illustration for clarity.	
		Subsection 4 duplicates provisions elsewhere in this section and are also not a function of how sign area is calculated but what is permitted. We recommend it be deleted here.	
		It is unclear what subsection 5 refers to. What is a "building or portion of a building which is proposed to be erected and which is classified as a sign"?	
	B. Building Frontage and Height Computation	It is unclear what subsection 1 means. Normally it is the area of a wall that determines the size of the sign.	
		Subsection 3 is not an issue of computation of the height of a sign but a standard and should be moved to 11.7.A.3	
11.3 Maintenance and Removal	A. Maintenance	Subsection 2 specifies that "The <u>replacing</u> or repairing of a sign or sign structure which has been damaged to an extent less than fifty (50%) percent of the appraised replacement cost ...shall be considered as maintenance". So a sign may be replaced even if it is nonconforming, as long as the original sign was not damaged greater than 50% replacement cost?	
	B. Removal	We would recommend that a time limit be included as to how long the property owner/lessee has to remove the sign after notified by zoning administrator.	







Sub Section	Provision	Comment	Decision
11.4 Nonconforming Signs	A. Legal Non-conforming Signs	Subsection 6 prohibits a nonconforming sign to continue with a change in ownership. Zoning is tied to the land not to the ownership and this provision is inconsistent with addressing nonconformities under the MZEA.	
	B. Legal Non-conforming Signs - Erection of New Signs Where Legal Non-conforming Signs Exist:	This provision refers to “on-premises sign, either freestanding or attached to a building” we recommend the term “wall sign” which would also include signs painted on the wall.	
11.5 Rights of Appeal		We recommend that this section be deleted. As a structure regulated by zoning, applicants already have the right to appeal decisions related to their regulation. This section is confusing because although the section is labeled Right of Appeal the text deals with variances. Again, as structure regulated under the zoning ordinance, the right to request a variance already exists and we recommend that it should be considered using the same standards for approval as any other structure. (Section 5.8.C.1)	
11.6 Prohibited Signs		We would recommend that language explaining the reason why some signs are prohibited be added to the beginning of this section.	
	Subsection A	We would recommend that subsection B dealing with vision clearance reference Section 8.8 Corner Clearance.	
	Subsection D	Subsection D dealing with unsafe signs appears to be already addressed in 11.3.B?	
	Subsection E	We are not familiar with the term “chaser” as it appears to be used in subsection E.	
	Subsection F	Should subsection F refer to Christmas?	
	Subsection G	Subsection G confuses signs with moving parts, with changeable messages.	
	Subsection I	Subsection I prohibits signs with visible A-frames, but Section 11.7.B.2 explicitly permits A-frame signs.	
	Subsection J	Subsection J refers to billboard trailer signs. Are these signs you want to allow even if they are “attached” to a licensed and insured motorized vehicle”?	
	Subsection L	Subsection L prohibits illuminated signs in the AG and residential districts; but you allow uses in those districts such as public and institutional uses and filing stations that might require illuminated signs.	
		Signs prohibited in some sign ordinances but not listed in the Township’s sign provisions include: signs not expressly permitted, signs that obstruct the view of road signs, signs attached to fire hydrants.	
11.7 Sign Regulations		We recommend that each subsection be amended to identify why some signs require permits and other do not.	
		We recommend that the list of signs in each of these sections and the list of signs in the Allotment Tables correspond.	







Sub Section	Provision	Comment	Decision
	A. Permanent Signage Types – Permit Required	Section 11.7.A.3.a allows signs abutting the highways to be 16’ high, but 11.2.B.3 limits signs within 500’ of an access ramp to be only 15’ high.	
		The provision in Section 11.7.A.4.b that a marquee sign may not project beyond the corner of a building is little confusing. What is the purpose of the requirement? Perhaps an illustration would help.	
		Section 11.7.A.5 deals with Message Center Sign/Time-Temperature-Date-Moving Signage. Possible provisions to consider as additional regulation of such signage would include addressing brightness, particularly when adjacent to residential districts, the use of colors and the frequency of message change.	
		Section 11.7.A.7.c states that suspended signs shall be included in the total sign allotment, but in the table for businesses and for AG parcels over 10 acres (the only districts allowing suspended signs) there is a separate allotment for suspended signs.	
		Two types of signs not addressed in the ordinance are wall murals and computer or video screens displayed from inside a store or office but visible from the outside.	
	B. Permanent Signs – No Permit Required – Identification Sign	We would recommend that the Section 11.7.B.1 be revised. It states that the signs not requiring a permit are not included in the computation of sign area, but the tables of sign allotment include specific limits to the sign area for each of these sign types.	
	C. Temporary Sign Types – Permits Required	The provision in Section 11.7.C.1.b which requires three days to elapse between the temporary permits conflicts with 11.7.C.3 that requires 30 days between permits for air/gas filled inflatables and beacon/search signs. Why the difference? If it is to be maintained than that provision should be moved to 11.7.C.2	
		Temporary Signs not currently addressed by the ordinance include human directional signs and teardrop freestanding banners.	
	D. Temporary Signage Types – No Permit Required	Section 11.7.D.1 is labeled “Commodities – Off Premise” but in the definition and in the Allocation Table it is defined as a sign advertising commodities grown on the premises.	
		Section 11.7.D.5 included “Model Home” as a sign. We assume that means a sign identifying the building as a model home, not the building itself.	
		Section 11.7.D.7.b prohibits a political sign from being erected sooner than 60 days before an election. State Attorney General opinion #6258 prohibits a community from limiting the posting of political signs to a specific number of days preceding an election, but may require them to be removed within a specified period of time (the opinion lists 10 days but it is not necessarily the case that 7 days is too short).	
		Section 11.7.D.9 limits the size of window signs to 10% of the windows on the address side of the building but then limits signs to only the ground floor. Should the size limitation also specify that it is based on ground floor signs only?	
		Temporary signs that don’t normally require a permit that are currently not listed in the township’s ordinance provisions are: employment signs and community special event signs.	







Sub Section	Provision	Comment	Decision
	E. Exceptions to Permit Requirements	<p>Section 11.7.E.2 regarding maintenance is a repeat of provisions in Section 11.3.A.1. We recommend that this provision and paragraphs 1 either be kept here or in Section 11.3.A.1</p> <p>Section 11.7.E.3 exempts the flags of national, state or local governments from the ordinance. The township may want to extend that prohibition to any non-commercial flag. In <i>Dimmitt v City of Clearwater</i>, an ordinance that prohibited non-governmental signs only was determined to not be content-neutral. If it expands the definition, would the township then want to list it under “permanent signs – no permit required” and add limitations to number, height and size requirements? We are not sure if the provision “The American Flag shall not be used for advertising purposes in any manner” would be considered content-neutral.</p>	
11.8 Signage Allotment – Agricultural Dist. Over 10 Acres	Special Instructions	<p>Paragraph 1 limits the signs to 12 square feet of permanent signage, but then footnotes in Table 11.8a and 11.8b grant an exception for churches, institutional, and public buildings that should be noted.</p> <p>Paragraph 4 allows for illumination of signs, which conflicts with Section 11.6.1.</p> <p>Paragraph 5 lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.</p>	
	Chart 11.8a	<p>What does the “max projection” mean as it related to freestanding signs? Is it sign thickness?</p> <p>The footnote to the table grants exceptions, including exempting religious symbols from sign area calculations. This might not be considered content-neutral.</p> <p>It should be noted that the although the footnote allows churches, institutional, and public buildings to have greater signage, there are other uses allowed as special uses that might also benefit from larger signs, including: Airports, public or private; Campgrounds or recreation grounds; Cemeteries, public or private, including mausoleums; Country clubs and golf courses; Filling stations; Hunting clubs or gun clubs; Race tracks; Veterinarian services; Landscaping services and Boarding Kennels.</p>	
11.9 Signage Allotment – Agricultural Dist. Under 10 Acres	Special Instructions	<p>Our comments on the special instructions are the same as for Section 11.8. In addition we noted that the total square footage for permanent signage requiring a permit is 8 square feet while in the residential districts up to 12 square feet are allowed.</p>	
	Chart 11.9a	<p>Our comments on Chart 11.9a are the same as Section 11.8a</p>	
	Special Instructions	<p>Our comments on the special instructions are the same as for Section 11.8.</p>	
11.10 Signage Allotment – All Residential Dist.	Chart 11.10a	<p>Our comments on Chart 11.10a are the same as Section 11.8a</p>	





Sub Section	Provision	Comment	Decision
11.11 Signage Allotment – All Business Dist.	Special Instructions	Paragraph E lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
		It is unclear to us what the sign exceptions in paragraph F <u>don't</u> apply to. The F.3 exceptions apply to a single business on a lot, and F.4 apply to integrated groups of stores.	
		The Freestanding Elevated Height Exceptions text is a repeat of Section 11.2.B.3.	
11.12 Signage Allotment – Industrial Dist.	Special Instructions	Paragraph E lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
11.13 Signage Allotment – Office Service Dist.	Special Instructions	Paragraph C lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
		It is unclear to us what the sign exceptions in paragraph D <u>don't</u> apply to. The F.1 exceptions apply to a single office on a lot, and F.4 apply to integrated groups of offices.	
3.13 Billboards and Signs (Definitions Article)	B. Air-Filled or Gas-Filled Balloon Sign	It should be noted that the term is part of the larger term “wind sign”.	
	L. Construction Identification	This definition states that the term only applies to projects that require a site plan review. What about the signs for home improvement contractors such as roofers or insulation installers?	
	S. Electric Sign	This term is not used in the ordinance.	
	II. Marquee Sign	The definition of this term states “Such designation includes trailer mounted signs with interchangeable letters” That does not seem to fit with a marquee sign.	
	PP. Pennant	It should be noted that the term is part of the larger term “wind sign”.	
	QQ. Political Signs	No definition provided.	
	WW. Pylon Sign	This term is not used in the ordinance.	
	GGG. String Lights	The fact that string lights are prohibited is a regulation and not part of the definition.	
HHH. Subdivision Identification	It may be appropriate to include condominiums in this definition.		







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
1 Animal Health Association N43d36.707W84d48.440		FS #1 4" X 8'	32						FS #1 spot illum 2 sided
		Total	64						
2 Brick by Brick LLC Farm Bureau Insurance N43d36.712W84d48.270		FS #1 4' x 8'	32						FS #1 illumin 2 sided
		Total	64						
3 Ming and Jing Prop LLC Dr Hou Family Dentistry N43d35.717W84d48.233		FS #1 Rect 6.5'x4'	26						FS #1 spot illum 2 sided
		Triangular							
		2'x6.5	13						
		Total	39						
4 Mt Pleasant Equities LLC Pleasant Health Care N43d36.723W84d48.115		FS #1 4'x8'	32						FS #1 illumin 2 sided
		Total	64						
5 DDD Investments LLC Gray Sowle Iacco Atty Meemic Ins Clark Reporting N43d36.723W84d48.099	  	FS #1 4'x8'	32				WS #1 2'x4'	8	FS #1 spot illum 2 sided
							WS #2 2'x4'	8	
		Total	64				Total	16	
6 Central Dev Group' Agency Field Office Jos Barberi PC N43d36.764W84d48.109		FS #1 4'x8'	32						FS #1 illumin 2 sided
		Total	64						







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
7 Keith Bever DDS 2525 Hawthorne N43d36.771W84d48.088		FS #1 4'x8'	32						Total #1 illumin 2 sided
		Total	64						
8 State of Michigan Dept of Human Services 1919 Parkland N43d36.768W84d47.969		FS #1 4'x8'	32				WS #1 1.25'x6'	7.5	FS #1 illumin 2 sided WS #1 unlit 1 sided
		Total	64				Total	7.5	
9 Mid Michigan Heart and Vascular 1985 Parkland N43d36.454W84d47.960		FS #1 4'x8'	32				WS #1 4'x6'	24	FS #1 illumin 2 sided WSv#1 unlit 1 sided
		Total	64				Total	24	
10 Lux Funeral Home Family Properties LLC 2300 Lincoln Rd N43d36.376W84d48.482		FS #1 3'x8'	24						FS #1 illumin 2 sided
		Total	48						
11 Crestwood Assistant Living 2378 Lincoln Rd N43d36.376W84d48.479		FS #1 2.5'x8'	20						FS #1 spot illumin 2 sided arch
		Total	40						
12 Firstbank Corp 1935 E Remus Rd N43d35.828W84d48.560		FS #1 7'x8'	56						FS #1 illumin 2 sided FS #2 unlit 1 2 sided
		FS #2 3'x3' enter off Lincoln Rd	9						
		Total	130						







Location/Address/Bearing	Photos						Joe Pacek	Dan Macha		Notes/Comments
		Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft		
13 Page Olson and Company K and B Development 2865 S Lincoln N43d35.902W84d48.436		FS #1 0.75' x 4'	3							FS #1 unlit 2 sided
		Total	6							
14 Creative Beginnings Childcare 1965 Parkway N43d35.899W84d48.481		FS #1 5'x4'	20							FS #1 spot lit 2 sided
15 1956 E Remus Rd Tinks Sales and Service Closed N43d35.803W84d48.537							WS #1 4'x 10'	40		WS #1 unlit 1 sided
							Total	40		
16 Marathon Gas RI CS4 LLC 2025 E Remus Rd N43d35.830W84d58.452	 	FS #1 15'x7'	105	TS #1 2'x1.5'	3	Window S 90%	WS #1 3'x12'	36		FS #1 illumin 2 sided
		FS #2 3'x12'	36	TS #2 2'x2'	4	Window E 20%	(4) Pumps			multi panels 2 digital
						Window W 15%	1'x5	20		WS #1 and #2 unlit
										1 sided
		Total	282	Total	7		Total	56		
16A 16 Marathon Gas RI CS4 LLC 2025 E Remus Rd N43d35.830W84d58.452										
17 Carwash in back							WS #2 6'x20	120		
							Car wash			
							Total	120		





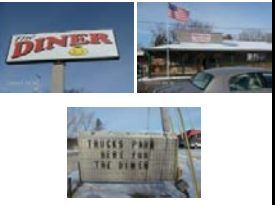

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek		Dan Macha
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL %	Wall Sign WxL	Sft	Notes/Comments
18 Mid Michigan Ins 9 businesses one sign 2060 E Remus Rd N43d 35.808 W84d 48.400		FS #1 14' x 12'	168						FS #1 spot illum 2 sided
		Total	336						
19 Isabella Comm CU A&D Home Health 2100 E Remus Rd N43d 35.804 W84d 48.347		FS #1 top 5' x 7'	35				WS #1 4 x 16'	64	FS# 1 spot illum 2 sided WS #1 & 2 1 sided
		bottom 2' x 7'	14				WS #2 2' x 24'	48	
							(awning)		
		Total	98				Total	112	
20 Dream Key Design 2120 E Remus Rd N43d 35.809 W84d 48.324		FS #1 top 2' x 11'	22						FS #1 spot illum 2 sided
		bottom 2' x 11'	22						
		Total	88						
21 Central Mich Gunsmith 2160 E Remus Rd N43d 35.811 W84d 48.287		FS #1 4' x 8'	32				WS #1 6' x 16'	96	FS #1 unlit 2 sided FS #2 unlit 2 sided WS #1 illum 1 sided
		FS #2 2' x 4'	8						
		Total	80				Total	96	
22 Rent Rite 2180 E Remus Rd N43d 35.809 W84d 48.256		FS #1 3.5' x 10'	35				WS #1 8'x20'	160	FS #1 illumin 2 sided WS#1 spot illum 1 sided
		Total	70				Total	160	
23 Mid Michigan Security Billboard Permitted No 53020 2250 E Remus Rd N43d 35.813W 84d 48.212		FS #1 10' x 12'	120						FS #1 unlit 2 sided
		Total	240						

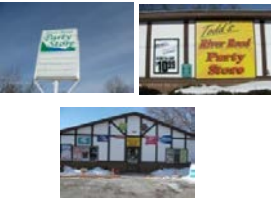





UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Sign	Sft	Notes/Comments
24 Lorenz United Floor 2262 E Remus Rd N 43d 35.813 W84d 48.149		FS #1 top 8' x 5.5'	44			3 window	WS #19' x 6'	54	FS #1 spot illum 2 sided WS #1 unlit 1 sided
		bottom advert sign				signs all 1' x 1.5'			
		changeable 2' x 8'	16			5% of window			
		Total	120				Total	54	
25 Peggy Pickler All State Ins 2264 E Remus Rd N43d 35.813 W84d 48.132		FS #1 6' x 3'	18				WS #1 1.5' x 4'	7	FS #1 spot illum 2 sided WS #1 spot illum 1 side
		Total					Total	7	
26 Buckrun Golf Cse Fisher Companies 2320 E Remus Rd N43s 35.818 W84d 48.013		FS #1 4' x 8' portable	32				WS #1 4' x 6'	20	FS #1 illum 2 sided WS #1 unlit 1 sided
		message					deduct 1 sf off		
							each corner		
							for oval shape		
		Total	64				Total	20	
27 Merchandise Outlet 2467 E Remus Rd N43d 35.844 W84d 47.885		FS #1 top 6.5' x 12'	78						FS #1 illum 2 sided
		bottom changeable							
		message 4' x 8'	32						
		Total	240						
28 Dollar General 2421 E Remus Rd N43d 35.834 W84d 47.949		FS #1 17' x 6'	102	Temp #1 2'x3'	6	WS #1 2'X3.5'	WS #1 4' x 25'	100	FS #1 illum 2 sided WS #1 illum 1 side
				Temp #2 3'x4'	12	15% of window	WS #2 2.5'x11'	27.5	
				Temp #13 1.5'x4'	6		(banner)		
		Total	204	Total	24		Total	127.5	
29 E-Z Storage & Laundermat 2399 E Remus Rd N43d 35.830 W84d 47.971		FS #1 6'x8'	48						FS #1 spot illum 2 sided
		side hang 4' x 0.9	3.6						
		bottom hang 4'x 0.9	3.6						
		Total	110.4						







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Sign	Sft	Notes/Comments
36 Zuker Towing & Recovery 3110 Rogers Rd N43d 35.721 W84d 48.164		FS #1 3' x 5'	15						FS #1 unlit 2 sided
		Total	30						
37 DN Rau Masonary 3100 Rogers Rd N43d 35.726 W84d 48.151		FS #1 2.5' x 4'	10						FS #1 unlit 1 side
		Total	10						
38 Isabella Corporation 2201 Commerce N43d 35.609 W84d 48.267							WS #1 3.5' x 7'	24.5	WS #1 unlit 1 side
							Total	24.5	
39 B and B Oil Field Equip 2194 Commerce N43d 35.691 W84d 48.290		FS #1 3' x 8'	24				WS #1 4' x 6'	24	FS #1 spot illum 2 sided
		plus 1'x2' peak	1						FS #2 unlit 2 sided
		FS #2 4' x 6'	24						WS#1 unlit 1 side
		Total	98				Total	24	
40 Oak Division of Refrigeration Research 2174 Commerce N43d 35.705 W84d 48.358							WS #1x 3.5' 2.5'	8.75	WS #1 spot illum 1 side
							Total	8.75	
41 Lincoln Commerce Park (10) separate businesses All addresses with locations N43d 35.552 W84D 48.443		FS #1 10' x 6'	60				Front of Building Lincoln Rd		FS #1 spot illum 1 side
							WS #1 3' x 6'	18	
							WS #2 1.5' x 6'	9	WS #1 & #2 1 sided
							WS #3 3' x 11'	33	spot illuminated
		Total	60				Total	93	WS# 3 is 2 sides 2 panel







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Sign	Sft	Notes/Comments
42 Home Builders Assoc of Central Mich 2026 Independence Dr N43D 35.551 W84d 48.424		FS #1 4' x 8'	32						FS #1 illum 2 sided
		Total	64						
43 Rohman Builders 2057 Independence Dr N43d 35.573 W84d 48.391							WS #1 3'x8'	22	WS #1 unlit 1 sided
							Subtract 2 sf for corner cuts		
		Total						22	
44 Central Storage 2060 Independence Dr N43d 35.541 W84d 48.399							WS #1 6.5' x 8'	52	WS #1 spot illum 1 side
		Total						52	
45 Pro Comm Incorporated 2099 Independence Dr N43d 35.578 W84d 48.327							WS #1 4' x 8'	32	WS #1 unlit 1 sided
		Total						32	
46 Mid Michigan Sign Debris Hauling 2125 B Independence Dr N43d 35.576 W84d 48.386						DOOR SIGN	WS #1 1.5'x6'	9	WS #1 illum 1 sided WS #2 spot lit 1 side
						NO WINDOW			
						1.5 x 1'	WS #2 2' x 7'	14	
						5% of door	bottom hanger		
							0.5'x4'	2	
		Total						25	
47 Northwood Pet Care 2188 Independence Dr N43d 35.552 W84 48.219		FS #1 top arch							FS #1 spot lit 1 sided
		4.5 x 1.5 ded corner	5						
		center 1.3' x 7'	9.1						
		bottom 5' x 1'	5						
		Total	19.1						







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
48 Denslow Advocacy Center 3333 S Lincoln Rd N43d35.483 W84d48.442		FS #1 3.5' x 8'	28						FS #1 unlit 2 sided
		Total	56						
49 Java Run Coffee Closed 1963 E Remus Rd N43d 35.805 W84d480		FS #1 7' x 10'	70						FS #1 Unlit 2 sided
		Bottom portion is advert -Riverwood							
		Total	140						
50 Community Food Pantry 2420 E Broomfield Rd N43d 34.944 W84d47.977		FS #1 4' x 6'	24						FS#1 unlit 2 sided
		Total	48						
51 The Golf Center 2280 E Broomfield Rd N43d34.940 W84d 48.055		FS #1 8' x 5'	40						FS #1 illum 2 sided
		Total	80						
52 Roycroft Inn B&B 2265 E Broomfield Rd N43d34.952 W84d48.073		FS #1 4.5' x 6.5	29.3						FS #1 unlit 2 sided
		Total	58.6						
53 Comic Central 2265 E Broomfield N43d 34.947 84d 48.126 Same owner as Roycraft B&B		FS #1 changeable					WS #1 4'x8'	32	FS #1 unlit 2 sided All WS unlit 1 sided
		4' x 8'	32				WS #2&3 3'x6'	18	
							WS #4 6x6'	36	
							WS #5&6 comic symbols 2'x2'	8	
							Total	94	
		Total	64						








UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Address/Bearing	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
54 Serv Pro Restoration 2020 S Mission St N43d 38.04 W84d 45.572							WS #1 6' x 21	96	WS#1 spot lit one side
							deduct 30 sft for		
							diamond shape		
								Total	
55 Higgins Salvage 735 S Mission St N43d 37.951W84d 46.067							WS #1 4' x 8'	32	WS #1 spot lit 1 sided
								Total	
56 Team Elmers Redi-Mix 781 S Mission St N43d 37.881 W84d46.06							WS #1 4' x 8'	32	WS #1 unlit 1 sided WS #2 unlit 1 sided
							WS #2 4' x 8'	32	
								Total	
57 DJs Auto Center 713 S Mission St N43d 37.839 84d46.073		FS #1 3' x 4'	12				WS #1 3'x4'	12	FS #1 illum 2 sided WS #1 illum 1 sided WS #2-#4 unlit 1 sided WS#5 illum 1 sided
							WS #2 2'x4'	8	
							WS #3 2'x4'	8	
							WS #4 2'x3'	6	
							WS #5 3'x4'	12	
				Total	24			Total	
58 The Diner 894 S Mission St N43d 37.791W84D46.095		FS #1 12' x4'	48				WS #1 2' x 4'	8	FS #1 illum 2 sided WS #1 illum 1 sided FS #2 unlit 2 sided
		FS #2 portable on							
		property across							
		Road 4' x 8'	32						
				Total	160			Total	
59 Johnson Door and Vac Tanner Landscaping 811 Craig Hill Rd N43d37.762 W84d46.092		FS #1 3 panels		TS #1 2.5' x 3'	7.5		WS #1 4' X 8'	32	FS #1 illum 2 sided TS and WS one sided
		Top 2' x 8'	16	TS #2 2.5' x 3'	7.5				
		Middle 2' x 8'	16						
		Bottom 2' x 8'	16						
				Total	96	Total	15	Total	







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Sign	Sft	Notes/Comments	
60 River Road Party Store 3965 E River Rd N43d37.692W84d46.086		FS #1 4' x 8'	32	TS#1-4 (2) 2' x 4	16	WS #1 & 2	WS #1 6' x 6'	36	FS #1 illum 2 sided	
				TS #2 3'x3'	9	(3) 2' x 4'			WS #1 unlit 1 sided	
						33%				
				Total 5 beer signs	?					
				(2) flags	?					
		Total	64	Total	25		Total	36		
61 Mt Pleasant Country Club across street from bldg 3686 E River Rd N43d37.591 W84d46.49							WS#1 oval 4'x5'	16	WS #1 unlit 1 sided	
							deduct 4 sft for			
								corners		
								Total	16	
62 MichCon Pump Station no address N43d37.598W84d46.339							WS #1 on fence		WS #1 unlit 1 sided	
							2.5' x 4'	10		
								Total	10	
63 Mount Pleasant Repair 1198 S Mission Rd N43d37.660W84d46.069		FS #1 3 panels					WS#1 - 4'X8'	32	Fs #1 spot illum 2 sided	
		Top 2' x 3'	6				WS #2 - 2' x 6'	12	WS #1 unlit one sided	
		Center panel 0.5 x 3	1.5							WS #2 unlit one sided
		Bottom panel 0.5x3.	1.5							
		Total	18					Total	44	
64 The Rosary Christian Supply Store 981 Craig Hill Rd N43d37.629W84d46.087		FS #1 3' x 4'	12				WS #1 4' x 5'	20	FS#1 unlit 2 sided	
		FS #2 4' x 8'						unlit message		FS #2 unlit 2 sided
		portable message	32					board		WS #1 unlit 2 sided
		FS #3 behind bldg								
		2'x3'	6							
Total	94					Total	40			
65 Gedford's Riverside Antiques 993 S Mission N43d37.618 W84 46.072		FS #1 4'x 8'	32						FS #1 unlit 2 sided	
		Total	64							







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek		Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
66 Jack Auto Glass 1198 S Mission St N43d37.383W84 46.10		FS #1 4' x 8'	32						FS #1 illum 2 sided	
		Total	64							
67 McJunkin Redman 1302 S Mission St N43d37.288W84d46.086		FS #1 3' x 8'	24	TS #`1 3' x 3'	9	WS #1 1x 1.5 5% window	WS #1 24' x6'	144	FS #1 illum 2 sided TS and WS unit 1 sided	
		Total	48	Total	9		Total	144		
68 Multi Business (5) businesses 1425 Mission N43d37.202W84d 46.095		FS #1 6' x 3.5	21						FS #1 unit 2 sided Businessess are Muskegon Dev Co Strikler Resources Maness Petroleum Edward Jones Timmus	
		Total	42							
69 Mt Pleasant Fence Sash and Door 1736 N Mission St N43d37.249W84d46.061		FS #1 Top 1'x8'	8				WS #1 6' x 12'	72	FS #1 unlit 2 sided FS #2 unlit 2 sided FS #3 unlit 2 sided WS#1 spot lit 1 sided	
		Bottom 4'x8'	32							
		FS #2 Top 3' x 2'	6							
		Bottom 3'x2.5'	7.5							
		FS #3 3' x 2'	6							
		Total	119				Total	72		
70 Mission True Value 1221 S Mission St N43d37.320W84d46.058		FS #1 top 8' x 6'	48	TS#1 Banner 2'x6'	12	WS#1 oval 1'x2'	WS Letters 2'x10'	20	FS #1 illum 2 sided WS all unlit 1 sided FS #2 spot illum 1 sided	
		bottm 6' x 4'	24	TS #2 Banner 2'x8'	16	WS#2 (3) @2'X3'	WS Letters 3'x12'	36		
		FS #2 mounted on roof top 2' x 8'	16			20%	WS Letters 2x11'	22		
		Bottom 1' x 4'	4				WS #1 4' x 8'	32		
		Total	164	Total	28		WS#2 (4) 1' x 1'	4		
							Total	114		
71 North Mission Door 1219 S Mission St N43d37.349 W84d46.04		FS #1 roof mounted 14' x 1.4	21						FS #1 unlit 1 sided	
		Total	21							

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
72 Advanced Detail 1215 S Mission St N43d37.359 W84d46.058		FS #1 8' X 8'	64	TS #1 2'x8'	16	(2) 1' x 6'	Letters 1.5'x8'	12	FS #1 and TS #1 and 2 unlit 2 sided	
				TS#2 4'x4'	16	(1) 1'x5'	Letters 1.5'x8'	12		
						10%				
		Total	128	Total	64	Total	24			
73 Millbrook Water Mid Mich Pipe off property sign on Mission Bearing with business		FS #1 4' x8'	32						FS #1 unlit 2 sided	
		Total	64							
74 4101 E River Rd Motor Cycle Salvage off property sign on Mission Bearing with business		FS #1 top 4' x 3'	12						FS #1 unlit 2 sided	
		bottom 3' x 5'	15							
		Total	54							
75 Motor Cycle Grave Yard 4101 E River Rd N43d 37.383 W84d46.001							WS #1 4'x8'	32	WS #1 unlit 1 sided	
							changeable			
							message			
							Total	32		
76 Sawade Drilling 4066 E River Rd N43d37.397W8wd45.943		FS #1 2'x3'	6			Window 1'x2'	WS #1 on fence		FS #1 unlit 2 sided	
						20%	2' x 1.5'	3		
		Total	12			Total	3			
77 J and L Truck Repair 4262 E River Rd N43d37.579 W84d44.604		FS #1 4' x 4'	16						FS #1 Unlit 2 sided	
		Total	32							

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
78 Mid Michigan Pipe 4431 E River Rd N43d37.573W84d44.693				Banner Flag 2'x10	20		WS #1 4' x 8'	32	WS #1 unlit 1 sided	
							WS #2 2' x 3'	6		
					Total		20			Total
79 Mt Pleasant Lawn Care 4491 E River Rd N43d37.568W84d44.774							WS #2 on door			
							panel 1' x 2'	2		
								Total		2
80 Doorr Heating & Cooling 989 S Isabella Rd N43d37.579W*4d44.887				Banners on porch						
				(2) at 2' x 6'	24					
				Temp yard signs	12					
				(6) at 1' x 2'						
					Total		36			
81 Winn Telecom 788 S Isabella Rd 43d37.782W84d44.911				Banner 2' x 5'	10	On door	WS #1 4' x 6'	24	WS #1 illum 1 sided	
				Autovalue ?		1.5' x 2'				
						10%				
					Total		10			Total
82 A-1 Mini Storage 790 S Isabella Rd N43d37.769W84d44.908		FS #1 4' x 8'	32						FS #1 unlit 1 sided	
				Total	32					
83 Delfield Corp 980 S Isabella Rd N43d37.586W84d44.908 N43d37.577W84d45.032		FS #1 Letters on							FS #1 Unlit 1 sided FS #2 Unlit 2 sided	
		brick base 2'x14'								
		FS #1 Letters on	28							
		brick base								
		at entrance 7'x2'	14							
		Total	56							

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek		Dan Macha
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
84 Mt Pleasant Speedway 4658 E River Rd N43d37.570W84d45.223 N43d37.572W84d44.905 Signs on corner & at site		FS #1 4' x 8'	32	Realty Sign on			On Fence 3' x 6'	18	FS #1 Unlit 1 sided FS #2 Unlit 1 sided FS #3 Unlit 1 sided FS #4 Unlit 2 sided 
		FS #2 4' x 8'	32	posts corner of					
		FS #3 4' x 8'	32	Isabella & River					
		FS #4 at inters		4' x 8'					
		Isabella/ River 4'x8'	32	North Ind Realty	32				
		Total	150	Total	32			Total	
85 Frontier Communications 1425 S Isabella Rd N43d37.328W84d44.913						On door 1.5'x2'			
						20%			
86 NES Rentals 1450 S Isabella Rd N43d37.226W84d44.904		FS #1 4'x4'	16				WS #1 4' X 4'	16	FS #1 unlit 2 sided WS#1 Illum 1 sided bearing is N43d37.194 W84d44.984 (at corner)
		Total	32				Total	16	
87 Mt Pleasant Eagles 1440 S Isabella Rd N43d37.209W84d44.905		FS #1 top 4'x8'	32				WS #1 3' x 12'	36	FS #1 top spot illum bottom illum 2 sided
		bottom 4' x 8'							
		message board	32						
88 Soaring Eagle RV Park 5514 E Airport Rd N43d37.124W84d44.264 N43d37.128W84d44.395		FS #1 4' x 8'	32						FS #1 illum 2 sided FS #2 unlit 2 sided
		FS #2 2.5' x 5.5'	13.8						
		down road from entrance							
		Total	45.8						
89 Central Mich Skydiving 5501 E Airport Rd 43d37.14W84d44.190							WS #1 4' x 45	180	WS #1 & 2 unlit single sided
							WS #2 3' x 6'	18	
		Total						Total	

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek		Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
90 Cessna Pilot Center 5465 E Airport Rd 43d37.135W84d44.374		FS #1 3'x4'	12						FS #1 illum 2 sided	
		Total	24							
91 Total Lee Sports 1575 Airway Drive N43d37.041W84d44.499 N43d37.13W84d44.497 sign on cor				TS #1 on cor N of property			WS #1 on door 1.5' x 2.5'	3.75	TS #1 2 sided	
				1.5' x 2.5'	3.75					
				Total			Total	3.75		
92 BGL Inc 1611 S Isabella Rd N43d36.951W84d44.880		FS #1 3' x 8'	24						FS #1 unlit 1 sided	
		Total	24							
93 Michigan Consult & Env 1669 S Isabella Rd N43d36.920W84d44.876		FS #1 2.5' x 7'	17.5						FS #1 unlit 2 sided	
		Total	35							
94 Prop Professionals Realty N43d36.871W84d44.870				TS #1 on posts 4' x 8'	32					
				I sided						
				Total	32					
95 Mt Pleasant Animal Hosp 1929 S Isabella Rd N43d36.820W84d44.873		FS #1 8' x 2.5' w/ 2' dia circular sign on top	20 6.3			WS on door (4) at 1'x1' 35% of window	WS #1 Vet Symbol 3.5' x 1.5'	5.25	FS #1 spot illum 2 sided WS #2 unlit 1 sided	
		Total	52.6				Total	5.25		







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
96 Realty Sign M Retail Solutions N43d36.785W84d44.889				TS #1 4' x 8' on posts	32				TS #1 unlit 1 sided
97 Realty Sign Caldwell Bankers N43d36.788W84d44.875				TS #1 4' x 8' on posts	32				TS #1 unlit 1 sided
98 Realty Sign Caldwell Bankers N43d36.691W84d44.895				TS #1 4' x 8' on posts	32				TS #1 unlit 1 sided
99 N & B Floor Coverings all same building 2052 S Isabella Rd N43d36.684W84d44.894							WS #1 4' x 8'	32	WS all unlit one sided
							WS #2 2' x 2'	4	
							WS #3 2' x 18'	36	
							WS #4 3' x 6'	18	
							Total	90	
99A Rent to Own Barns Mid Valley Structures 2052 S Isabella Rd N43d36.684W84d44.894				TS #1 banner 5.5' x 2'	11		WS #1 4' x 1.5'	6	All unlit one sided
				TS #2 (2) at 3' x 5'	30		WS #2 & #3 (2) at 4' x 0.7'	5.6	
				Total	41		Total	11.6	
100 Tile and Carpet Sales 2065 S Isabella Rd N43d36.639W84d44.863		FS #1 2' x 13'	26						FS #1 illumin 2 sided
		Total	52						

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189

Joe Pacek

Dan Macha



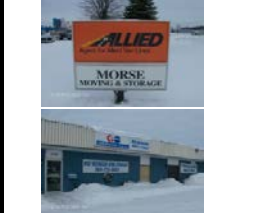




Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
101 Isabella Comm CU 2400 S Isabella Rd N43d36.373W84d44.884		FS #1 top 6' x 8' bottom 4' x 8' digital sign FS #2 2.5' x 1.5'	48 32 3.75						FS #1 illum 2 sided FS #2 unlit 2 sided
102 Isabella Road Plaza Store 1 - Sheer Color Hair 2475 S Isabella Rd N43d36.278W84d44.851		FS #1 6' x 4.5' Plaza Sign	27			Win#1 Letter 2'x4' Neon Fig 1.5'x1' Win #2 1.5' x 2' Win #3 1.5 x 1'	WS #1 2' x 8'	16	FS #1 unlit 1 sided WS #1 Unlit 1 sided
102 Isabella Road Plaza Store 2 - Scrubs R Us 2475 S Isabella N43d36.278W84d44.851						Win #1 3' x 4' Win Letter 2' x 4' 35% Door 1' x 1' Door 1.5' x 3'	WS #1 2' x 8'	16	WS #1 Unlit 1 sided
103 Members First CU 2950 S Isabella Rd N43d36.259W84d44.873	 see photo in notes	FS #1 top 5' x 8' middle scrolling 1' x 5'5' Bottom Lettering 1' x 2' FS #2 (2) @ 2'x3'	40 5.5 2 12			On door 1.5' x 1.5' 15% Window by door 2' x 2' 30%	WS#1 Lettering on side of bldg Top 4' x 5' bottom 2.5' x4'	20 10	FS #1 illum 2 sided WS #1 Unlit 1 sided FS #2 In and out unlit 2 sided
104 Exclamations Advert 2929 S Isabella Rd N43d35.846W84d44.849		FS #1 top 3' x 4' digital sign Bottom 3' x 12'		12 26		Door Win #1 2.5' x0.5' Letters 0.5x2' 10%			FS #1 illum 2 sided
105 Uptown Travel 2929 S Isabella Rd N43d35.846W84d44.849		FS #1 top 3' x 4' digital sign Bottom 3' x 12'		12 26					FS #1 illum 2 sided
		Total half to each	38						
		Total half to each	38						

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
106 Isabella Mini Storage N43d35.846W84d44.812		FS #1 4' x 8'	32						FS #1 illuminated 2 sided
		Total	64						
107 Purity Cylinder Gas and Airway Oxygen 2897 S Isabella Rd N43d35.931W84d44.850	 see photo 5 in notes	FS #1 8' x 12'	96			Win #1 0.3x2'	Lettering		FS #1 illuminated 2 sided
						Win #2 1'x3'	8' x 25	100	
						5%	Lettering		
						Win #3 Lettering	3' x12'	36	
						1.5'x 0.5'			
		Total	192			5%	Total	136	
108 Office Rental Sage Development N43d36.101W84d44.845		FS #1 4' x 8'	32						Fs #1 unlit 1 sided
		Total	32						
109 Poole Chiropractic 2705 S Isabella Rd						Win #1 Door	WS #1 roof		WS #1 illumin 1 sided
						3' x 2'	mounted letters		
						20%	1.5' x 24	36	
							WS #2 one sided		
							Realty 3'x4'	12	
							Total	48	
110 Mid State Electric 2685 S Isabella Rd N43d36.140W84d44.851							WS #1 4'x8'	32	WS #1 unlit one sided
							Total	32	
111 Liquor Central 2514 S Isabella Rd N43d36.262W84d44.852		FS #1 4' x 8' oval deduct 1.5sf / cor	26	(10) beer adverts		Win #1 Lotto	(1) 1'x4'	4	FS #1 Illumin 2 sided
						1.5' x 2'	(2)1'x6'	6	WS #1-4 unlit one sided
				Temp sign		10%	(3)1'x3'	3	(10) misc beer adverts
				(2) @ 1'x1'			(4)1' x 3'	3	Ice Machine 2' x4'
				milk advert			WS #5 4' x 8' oval	26	Propane Sign on the cage for tanks 2'x3'
		Total	52	Total	?		1-4 Letters - Total	42	

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189

Joe Pacek







Dan Macha

Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
112 Smith and Son Meats 5080 E Broadway N43d36.264W84d44.801		FS #1 4' x 8' FS #2 Portable changeable sign 4'x8'	32 32	 	 	 	WS #1 1.5' x8' WS #2 hanging 2' x 3' (3) credit card ads 0.5 x 1	12 6 1.5	FS #1 illumin 2 sided FS #2 illumin 2 sided WS #1 unlit 1 sided WS #2 unlit 1 sided
113 Mid Michigan Industries 2426 Parkway N43d36.332W84d44.142		FS #1 top 2.5'x8' bottom 1' x 8' FS #2 direct signs 1.5' x 1	20 8 3 	 	 	 	 	 	FS #1 unlit 2 sided
114 Allied Van Lines Morse Moving / Storage 2374 Parkway N43d36.366W84d44.145		FS #1 6' x 5'	30	 	 	Door Lettering 3' x 2' 20%	WS #1 3'x14' WS #2 3' x12' WS #3 banner 3.5' x 12'	42 36 42	FS #1 illumin 2 sided WS#1 illumin 1 sided WS #2 unlit 1 sided
115 Biggard / Hubbard Wells B and H Tractor Premier Casing Crew 5580 Venture Way N43d36.400W84d44.087		FS #1 4' x 8'	32	 	 	 	 	 	FS #1 unlit 1 sided
116 Burch Tank & Truck Location One 2253 Enterprise N43d36.400W84d43.902		FS #1 6' X 6'	36	TS #1 (2) @2'x3' TS #2 (2) @0.5x2' TS#3 on fence (6) @ 2'x3' (6) @ 1.5'x2'	12 2 36 18	 	WS #1 4' x 8'	32	FS #1 illumin 2 sided WS#1 spot illum 1 sided  located corner summerton
117 Central Michigan Catering 2387 Enterprise N43d36.367W84d43.880		FS #1 2' x 4'	8	 	 	 	WS #1 4'x6'	24	FS #1 unlit 1 sided WS #1 unlit 1 sided
		Total	128				Total	19.5	
		Total	62						
		Total	60				Total	120	
		Total	32						
		Total	72	Total	68		Total	32	
		Total	8				Total	24	

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189

Joe Pacek


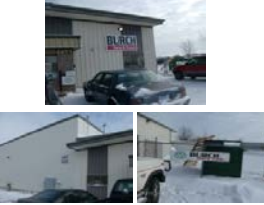




Dan Macha

Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
118 Champion Inc 5846 Venture Way N43d36.389W84d43.856							WS #1 Lettering 1.5' x 18'	27	WS #1 unlit 1 sided
							Total	27	
119 Compass Coach 5902 Venture Way N43d36.395W84d43.771						Win #1 1' circle 10%			
120 Swain Meter Co 5966 Venture Way N43d36.400W84d43.703							WS #1 0.5'x3.5'	1.75	WS #1 unlit 1 sided
							Total	1.75	
121 BGL Inc 5976 Venture Way N43d36.397W84d43.684						Win #1 Lettering 0.5' x 1' 5%			
122 Shoemaker Inc 5899 Venture Way							WS #1 4' x 12'	48	WS #1 illumin 1 sided
							Total	48	
123 CFX 95.3 Radio 5847 Venture Way N43d36.427W84d43.866						Win #1 Neon 2' x 3' 45%	WS #1 4' x 6' WS #2 oval 0.5 x 1'	24 0.3	WS #1 unlit 1 sided
							Total	24.3	

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189

Joe Pacek







Dan Macha

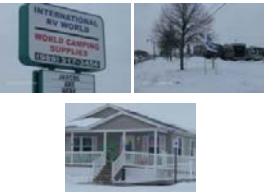




Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
124 Petro Plaza 5776 Venture Way N43d36.441W84d43.896		FS #1 7' x 7"	49			Win #1 2'x3'	WS #1 banner		FS #1 spot lit 2 sided WS #1 1 sided	
						20%	(2) 3' x 10'	30		
		Total	98				Total	60		
125 Burch Truck and Tank Location 2 2253 Enterprise Dr N43d36.465W84d43.866							WS #1 4' x 8'	32	WS #1 spot lit 1 sided WS #2 unlit 1 sided WS #3 unlit 1 sided	
							WS #2 2'x2'	4		
							WS #3 2'x2'	4		
							WS #4 on fence			
							1.5' x 8'	12		
						Total	52			
126 Baker Hughes 2222 Enterprixe Dr N43d36.530W84d43.931							WS #1 3' x 8'	24	WS #1 unlit 1 sided	
							Total	24		
127 Burch Tank Location 3 2253 Enterprise Dr N43d36.561W84d43.875		FS #1 1.5'x2'	3				WS #1 4' x 8'	32	FS #1 unlit 2 sided WS #1 spot lit 1 sided WS #2 unlit 1 sided	
		(3) hanging 0.5'x2'	3							
							WS #2 3'x3'	9		
							WS #3 2'x3'	6		
		Total	12				Total	47		
128 RSJ Steel Tank LLC 2113 Enterprise Dr N43d36.583W8443.878		FS #1 5' x 8'	40	TS #1 Realty					FS #1 unlit 2 sided	
				No realtor just						
				sale info						
				3' x 3'	9					
		Total	80	Total	9					
129 Sunshine Supply N43d36.654W8443.878				TS #1 3' x 4'	12	Door signs	WS #1 2'x8'	16	WS #1 illum 1 sided WS #2 unlit 1 sided WS #1 unlit 1 sided All TS are unlit 1 sided	
				TS #2 3' x 4'	12	1' circle	WS #2 banner			
				TS #3 3' x 4'	12	(2) 1' x 1'	3' x 6'	18		
						20%	WS #3 banner			
							1.5' x 3'	4.5		
				Total	36	Total	38.5			






UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189

Joe Pacek

Dan Macha

Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
130 Lifehouse Prestige Center 5785 E Broadway N43d36.264W8443.894		FS #1 3' x 8'	24	TS #!1 Flag on					FS #1 unlit 2 sided	
				pole 2' x 3'	6					
				2 sided						
		Total	48	Total	12					
131 Chippewa Distribution 2710 Makwa Dr N43d36.089W84d44.145		FS #1 8'x8'	64						FS #1 unlit one sided	
		Total	64							
132 Broadway Realty N43d36.250W84d44.118		FS #1 4'x8'	32						FS #1 unlit 2 sided FS #2 unlit 1 sided	
		FS #2 4'x8' blank	32							
		Total	96							
133 Chippewa Parcel Advert Migizi Econ Dev Corp N43d36.252W84d44.982		FS #1 4' x 8'	32						FS #1 unlit 2 sided	
		Total	64							
134 Bryan DDS 1936 Summerton Rd N43d36.760W84d43.674		FS #1 top							FS #1 spot lit 1 sided	
		2' x 8'	16							
		Bottom hanging								
		0.5 x 2	1							
		Total	17							
135 Pohl Cat 1900 Summerton Rd @ M-20 N43d36.704W84d43.682		FS #1 8 x 18"	64						FS #1 spot lit 2 sided FS #2 illumin 2 sided	
		FS #2 on top								
		scrolling 2' x 5'	10							
		Total	148							







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
145 International RV World 5157 E Pickard St N43d36.707W84d44.682									
146 Realty Sign For Clark Prop N43d36.709W84d44.726		FS #1 4' x 8'	32						FS #1 unlit 1 sided
		Total	32						
147 MacLaren Health 5115 E Pickard St N43d36.713W84d44.764		FS #1 top 6' x 8'	48			Door lettering			FS #1 illum 2 sided
		Bottom scrolling				Win #1 3'x3'			
		2' x 8'	16			Win #2 3'x3'			
						40%			
		Total	128						
148 Marathon Gas 5025 E Pickard St N43d36.715W84d44.864		FS #1 Top 4' x 8'	32	Perm on Pumps		Win #1 1.5'x1.5'	WS#1 Lettering		FS #1 illum 2 sided
		2nd panel 5'x8'	40	(6) @ 1' x 3'	18		(6) @ 1.5' x 10'	90	WS #1 unlit 1 sided
		3rd scrolling 3'x8'	24	(6) @ 1.5' x 1.5'	13.5		WS #2 2'x 3'	6	WS #2 illum 1 sided
		4th scrolling 3'x8'	24	(6) a@ 2'x3'	36		WS #3 3'x8'	24	WS #3 & #4 unlit 1 sided
		Side hanger 2'x2'	24	Total	67.5		WS #4 3'x8'	24	
		Side hanger 1'x2'	2				WS #5 2'x6'	12	
		Total	292	TS #1 (5) @ 2'x2'	20		WS #6 2'x6'	12	
				TS #2 (3) @ 2'x4'	18		Total	168	
				TS #3 (17) @ 2'x2'	108				
				TS#4 (8)@1.5'x1.5'	18				
				Total					
149 Mt Pleasant Rental Center 4995 E Pickard St N43d36.71984d44.901		FS #1 top 15'x8'	120	TS #1 3'x2'	6	Win #1 2'x2'	WS#1 banner	18	FS #1 top and bottom are illum 2 sided
		2nd panel 2'x3'	6	TS 32 3'X2'	12	10%	WS #2 sign on		FS #2 unlit 2 sided
		bottom 3' x8'	24			Win #2 (5) @	fence 1'x1'	1	WS & TS 1 sided
		FS #2 4'x8'	32			1'x1'	WS #3 letters		
		message board				5%	(3) 1' x 24'	72	
							WS#4(2)@16'x1.5'	24	
							WS#5Letter 12'x1.5	18	
		Total	364	Total	18		Total	133	


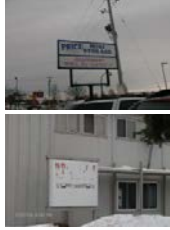


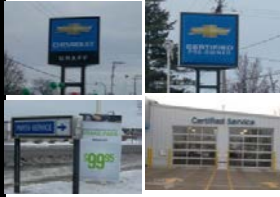
UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
150 Dynamic Car Wash 5190 E Pickard St N43d36.717W84d44.950		FS #1 top 10'x8'	80				WS #1 awning		FS #1 illumin 2 sided FS #2 unit 2 sided Awnings unlit one sided	
		bottom 3'x8'	24				(2) @ 1' x 8'	16		
		1'x2' side hanger	2				WS #2 awning			
		FS #2 2'x3'	6				(2) @ 1'x10'	20		
		Total	224				WS #3 awnings			(2) 1' x 8'
150A Dynamic Car Wash 5190 E Pickard St N43d36.717W84d44.950							WS #4 awning			
							(2) @ 2' x 10'	40		
							WS #5 awning			
							1' x 20'	20		
							WS #6 awning			(2) @ 1' x 3'
150B Dynamic Car Wash 5190 E Pickard St N43d36.717W84d44.950							WS #7 3' x 4'	12		
							Total	130		
151 Celebration Cinema 4935 E Pickard St N43d36.722W84d44.963		FS #1 14' x 6'	64			Door Signs			FS #1 spot lit 2 sided	
						(6) @ 0.5 x 1				
						5%				
		Total	128							
152 Applebees Inc 4929 E Pickard St N43d36.719W84d45.003		FS #1 top 5' x 12'	60				WS #1 apple		FS #1 illumin 2 sided others 1 sided some spot illuminated	
		bottom 4' x 8'	32				symbol (2) x 3'	18.8		
							circles			
							WS #2 Lettering			
		Total	184				(2) @ 2' x 12'	48		
152A Applebees Inc 4929 E Pickard St N43d36.719W84d45.003				TS#1 in window		Win #1 lettering	1' x 21'	21		
				(4) @ 1.5' x 2.5'	15	(2) @ 1'x4'	WS #4 awning			
				TS#2 in window		5%	oval 2' x 3'	4		
				4' x 6'	24		Deduct 0.5 per			
				15%			corner			
		Total		39		WS #5 1'x2'	2			





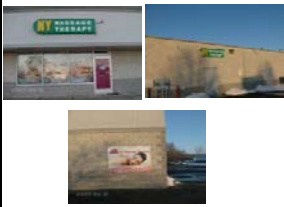
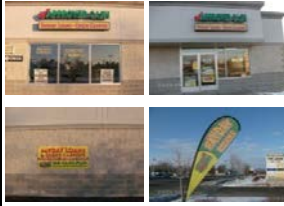
UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189






Joe Pacek


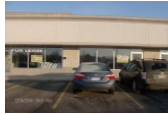

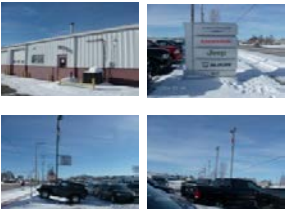
Dan Macha





Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
153 Mid Michigan Health Pk 4851 E Pickard St N43d36.720W84d45.035		FS #1 top 12'x5' bottom 3' x 12'	60 36						FS #1 top illum bottom scrolling 2 sided
		Total	192						
154 Veterans of Foreign Wars 4841 E Pickard St N43d36.720W84d45.106		FS #1 10' x 6'	60						FS #1 unlit 2 sided
		Total	120						
155 Low Rider Café 4749 E Pickard St N43d36.720W84d45.160		FS #1 5' x 8' FS #2 portable message sign 4'x8'	40 32			Win #1 1' x 2'	WS #1 lettering 1' x 12'	12	FS #1 unlit 2 sided FS #2 illumin 2 sided WS #1 1 sided
		Total	144				Total	12	
156 C and S Sports Center 4741 E Pickard St N43d36.722W84d45.204		FS #1 4'x8' portable message	 32			Window door 1' x 0.8 lettering 1' x 3' 20%	WS#1 (2) @ 4'x6' deduct corners 8' WS #2 2'x6' WS #3 (2) @ 3'x6' deduct corner 4'	16 12 14	FS #1 unlit 2 sided WS#1 illumin 1 sided WS #2 illumin 1 sided WS #3 & #4 illum 1 side
		Total	64				WS #4 4'x6'	24	Total WS = 66
157 Tuffy Auto Center 4703 E Pickard St N43d36.719W84d45.234		FS #1 top 8' x12' deduct 16 for shape bottom 3' x 8'	80 24			Win Temp (3) @ 3.5'x8' 15%	WS #1 Lettering (3) @ 3'x8 WS #2 1.5' x 11 WS #3 1.5' x 8' WS #4 1.5'x8'	72 16.5 12	FS #1 illumin 2 sided WS all unlit 1 sided
		Total	208				WS #5 1.5' x12'	18	
157 Tuffy Auto Center 4703 E Pickard St N43d36.719W84d45.234						Entrance door lettering 1' circle and 0.2' x 1' 5%	WS #6 1'x2' All above were lettering	2	
							Total	132.5	




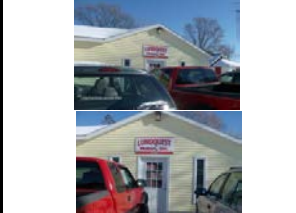


UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary W	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
158 Firstbank Corp 4699 E Pickard St N43d36.722W84d45.255		FS #1 7' x 7'	49			On door 2' x 3'	WS #1 4' x 8'	32	FS #1 illumin 2 sided WS #1 unit 1 sided	
		FS #2 directional (2) @ 2' x 3'	12			20%	1' x 4'	4		
		Total	122				Total	36		
159 Price Mini Storage Independent Well Rig 4695 E Pickard St N43d36.722W84d45.289		FS #1 4' x 10'	40				WS #1 4'x4'	16	FS #1 unlit 2 sided WS #1 illum 1 sided	
		for Price Mini and Independent								
		Total	80				Total	16		
160 Fast Finance Auto 4590 E Pickard St N43d36.722W84d45.298		FS #1 10'x11'	110			On door window 1.5' x 2'	WS #1 Lettering		FS#1 illumin 2 sided	
						15%	1.5' x 24	36		
		Total	220				Total	36		
161 MacLaren Central Mich 4639 E Pickard St N43d36.722W84D 45.338		FS #1 8' X 10'	80			On door window (2) 1'x2'			FS #1 illumin 2 sided On backside of prop is a realty sign 4'x8' Caldwell Banker 1 sided unlit	
						(2) 2'x2'				
						20%				
		Total	160							
162 Auto Value 4595 E Pickard St N43d36.725W84d45.378		FS #1 11' x 6'	66			Win#1 (7) @2'x3'	WS #1 4'x4'	16	FS #1 illumin 2 sided WS #1 spot lit 1 sided WS #2 unlit 1 sided Window signage 25% off total windows	
		small hanger 2'x2.5	5			Win#2 (2) @2'x4'	WS #2 3' x 23'	69		
						Win #3 (3) @1'x2'				
						Win #4 2'x3'				
						Win #5 (2)@1'x1'				
		Total	142			Win #6 1' x 1.5	Total	85		
163 Graff Chevrolet 4580 E Pickard St N43d36.702W84d45.435		FS #1 12' x 14'	168			Win E Side 1'x1.5'	WS#1 letters 13'x1.5'	19.5	FS #1 illumin 2 sided FS #2 Illumin 2 sided FS #3 Illumin 2 sided WS #1,2,3 unlit 1 sided WS #4 illumin 1 sided WS#5 on fence unlit	
		FS #2 6' x 7'	42			oval 1' x 0.5'	WS #2 3' x 24'	72		
		FS #3 (2) @ 1.4x4.5	13.5			Letters 2'x3'	WS#3 letters 3'x8'	24		
		FS #4 4' x 16'	64			Letters 1.5' x 1'	WS #4 2' x 3'	6		
						Letters 0.5' x 4'	WS #5 (3) @ 2'x3'	18		
		Total	511.5			5%	Total	140		




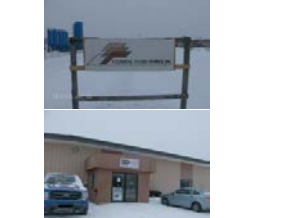


UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
163 Graff Chevrolet 4580 E Pickard St N43d36.702W84d45.435						Window N Side (2) @ 0.5' x 4' Letters 1'x2' (2) @ 3' x 6' 15%			
163 Graff Chevrolet 4580 E Pickard St N43d36.702W84d45.435	 other pics in notes					Windows W Side TS 2' x 3' TS (2) @ 0.5' x 1' Door window Letters 2' x 2' Letters 1' x 2'			5% of windows / doors
164 Northridge Plaza 10 businesses N43d36.726W84d45.436		FS #1 10' x15'	150						FS #1 illumin 2 sided
164A NY Massage Therapy 4585 E Pickard St N43d36.726W84d45.436						Win #1 6' x 12' 100%	WS #1 banner 3' x 8' WS #2 4'x6' WS #3 3' x 8'	24 24 24	WS #1 unlit 1 sided WS #2 unlit 1 sided WS #3 illumin 1 sided
164B Approved Cash 4585 E Pickard St N43d36.726W84d45.436				TS #1 banner s side 3' x 6' TS #2 flag 1.5' x 12'	18 18	Win #1 2'x3' Win #2 1'x2' TS #1 1.5 x 2 20% Door Signs	WS #1 Lettering (2) 1.5' x 11' WS #2 (2) @1'x11'	33 22	WS #1 illumin 1 sided Win #1 illumin and 1 sided
164B Approved Cash 4585 E Pickard St N43d36.726W84d45.436				Total	36	1.5' x 0.8'	Total	55	
164B Approved Cash 4585 E Pickard St N43d36.726W84d45.436						0.5' circular 2' x 3' 1' x 1.5' 40% Win #3 2'x2' 20%			
















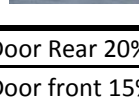









UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek		Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
164C Los Palominos N43d36.726W84d45.436						Win #1 1.1' x 0.5'	WS #1 letters		WS #1 & #2 illumin 1 sided	
						Win #2 (2) 1'x1.5'	3' x 21'	63		
						(7) beer adverts	WS #2 1' x 13'	13		
						20%				
							Total	76		
164D Richmar Reality N43d36.726W84d45.436						Win #1 oval	WS #1 7' x 4'	24	WS #1 illumin 1 sided	
						3' x 1'	1' deduct corner			
						Win #2 0.9 x 0.7'				
						Win #3 0.9'x0.7'				
						5%	Total	24		
164D Richmar Reality N43d36.726W84d45.436						Door window				
						(2) ovals 2'x0.7'				
						Letters 2' x 1.5'				
						Sticker 1'x1'				
						25%				
164E All State Insurance N43d36.726W84d45.436						Win #11.2' X 13'	WS #1 2'x8'	16	WS #1 & #2 illuminated one sided	
						Win #2	WS #2 symbol			
						oval 2' x 2.5'	2.5' circular7	7.9		
						Letters 4' x 1.2'				
						Door Letter 2'x3'				
					35%	Total	23.9			
164F Manpower N43d36.726W84d45.436						Door Window	WS #1 2.5'x9'	22.5	WS #1 illumin 1 sided	
						Letters 1.5'x1.5'				
						10%				
							Total	22.5		
164G Enterprise Rent-a-car N43d36.726W84d45.436						Door Window	WS #1 16'x3'	48	WS #1 illumin 1 sided	
						Letters 2' x 1.5'				
						Window TS				
						0.9' x 0.7'				
						10%	Total	48		






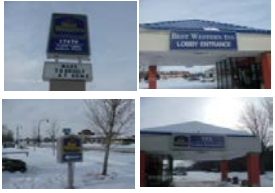
UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek		Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
164H Vacant N43d36.726W84d45.436		FS #1 4'x6'	24						FS #1 unlit 2 sided Richmar Realty	
		Total	48							
164I Vacant 3 Locations in plaza N43d36.726W84d45.436				TS #1		Lettering			These are not lit	
				Leasing Sign		1' x 8'				
				3' x 2' in windows	6	5%				
				5%		Door window				
						0.5' x 2.5				
				Total	6	5%				
165 Heritage Auto Mall Majul Properties N43d36.698W84d45.372 4590 E Pickard		FS #1 6'x8'	48			Door Lettering	WS #1 1'x10'	10	FS #1 spot illum 2 sided	
		side hanger 4' x 6'	24			1' x 3' (40%)	WS #2 1' x 3'	3	side is illum 2 sided	
		FS #2 3.3' X 8'	26.4			Sign 1'x2'	WS #3 0.6'X8'	4.8	FS #2 illum 2 sided	
		portable message				Win #1 1.5'x18'	WS #4 0.5' x 0.5'	0.25	FS #3 all unlit 2 sided	
		FS #3 (8) circular 1.5' diameter	40			Win #2 2'x3'	WS #5 1'x0.5	0.5	WS all unlit 1 sided	
						Win #4 1'x3'	WS #6 1'x2'	2		
		Subtotal	277			Lettering	WS #7 1'x2'	2		
						(2) @ 0.6' x 3'	Subtotal	22.6	Total window sign coverage about 5%	
						(2) 2'x2'				
						Door Signs				
						(2) @ 0.8' x 2'				
						(2) @ 1'x1'				
166 Heritage Auto Mall Majul Properties Location 2 4694 E Pickard N43d36.697W84d45.299		FS #1 7' x 6.5'	45.5	TS #1 (8) flags	96	Win #1(2) @ 2'x3'	WS #1 2'x10	20	FS #1 illumin 2 sided	
		FS #2 3'x3'	9	6' x 2'		E. Door Window	WS#2 1.5x9'	13.5	FS #2 spot illum 2 sided	
		FS #3 E. side 3' x 6'	18			Lettering 3'x3'	WS #3 1' x 8'	8	FS #3 illum 2 sided	
						Win #2 1'x0.5'	WS #4 2'x5'	10		
						Win #3 2'x2'	WS #5 1'x7'	7		
		Subtotal	145			Win #4 1'x2'	WS #6 1.5' x 2'	3		
		Total	422			Win #5 1' circle	Subtotal	61.5	E door 35% N door 10%	
						North Doors				
						Win #6 1'x1.5'				
						Win #7 (2) @ 2'x3'				
						Win #8 1' circle	Total	84.1		







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C00189							Joe Pacek		Dan Macha	
Location/Address/Bearing	Photos	Freestanding W	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
167 Tolas Auto Sales George & Petra Tolas 4694 W Pickard N43d36.700W84d45.265		FS #1 6'x4'	24				WS 31 3'X6'	18	FS #1 illumin 2 sided WS #1 unlit 1 sided	
167 Ferguson Plumbing 4688 E Pickard N43d36.69484d45.228 Three FS Investments LLC		FS #1 4'x6'	24	TS #1 banner 2'x4'	8	Win #1 (2) @ 2'x3'	WS #1 4'x14'	56	FS #1 unlit 2 sided TS #1 unlit 2 sided WS #1 spot lit one sided	
						Win #2 2.5' x 6'				
						Win #3 2.5'x5'				
						Win #4 1.5' x 6'				
						Win #5 1.5' x 2.5'				
		Total	48	Total	16	Win #6 2'x4'	Total	56		
167A Ferguson Plumbing Three FS Investments LLC						Win #7 2'x3'				
						30%				
						Door window				
						1' x 2'				
						Lettering 2'x2'				
						20%				
168 GFK Enterprises LLC 4720 E Pickard N43d36.694w84D45.184		FS #1 9'x9'	81			Door window	WS #1 lettering		FS #1 illumin 2 sided	
						several small	top 13' x 2'	26	WS #1 spot lit one sided	
						30%	bottom 1' x 10'	10		
		Total	162				Total	36		
169 Godwins Furniture Co 4858 E Pickard N43d36.693W84d45.151		FS#1 10' x 12'	120			Win #1 neon	WS #1 lettering		FS #1 illumin 2 sided	
						1' x 3'	top 3' x 18'	54	WS #1 spot lit 1 sided	
						Win TS#2	bottom 1' x 20'	20		
						adverts (2) 2'x4'				
						Lettering 0.5'x5'0'			5% of window	
		Total	240			Door 1' x 1'	Total	74		
170 Clean Scene Laundry Clean Scene ICN 4864 E Pickard N43d36.695W84d45.097		FS #1 top 1'x8'	8			Win #1 1'x5'			FS #1 top and middle	
		middle 8' x 8'	64			Door 1'x2			illumin 2 sided	
		bottom 1.5'x8'	12			Door 1'x 0.5'			Bottom scrolling 1 side	
						5%				
		Total	168							







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
171 Ez Clean Car Wash Turnwald Carwash LLC 4864 E Pickard N43d36.696W84d45.076		FS #1 9'x9'	81				WS #1 1.5' X 2.5		FS #1 spot lit 2 sided	
		FS #2 (4) at 2'x3'	24				3 OF THE ABOVE	10.3	FS #2 unlit on the vacs	
							WS #2 1'X 2'	2		
							WS #3 1'x1'	1		
							WS 0.8 x 3'	2.4		
		Total	186			Total	15.7			
172 Real Pick LLC Protégé Accutest Hearing Center Verizon Wireless		FS #1 6' x 9'	54	TS #1 Flag		Win #1 0.7 x 11	WS#1 top 1.5' x 11	16.5	FS #1 Illumin 2 sided	
		FS #2 Richmar		2' x 12'	24	Win #2 2'x4'	Bottom 1' x 11'	11	WS #1 are illumin 1 sided	
		Realty 4'x6'	24			Win#3 (2 @ 1'x1.5	WS#2 top 1'x9'	9	FS #2 unlit 2 sided	
						Win #4 1.5' x 2.5'	bottom 1.5'x17'	25.5		
						Win #5 2'x3'	WS #3 banner	36		
		Total	156		WS #6 1'x3' neon	3'x12'				
172A Real Pick LLC SUITES A,B,C,D 4884 E Pickard N43d36.695W84d45.050						Door Win #1			Note Sunrise Therapy closed Protégé moving into that Suite D	
						1'x2' lettering			Suite A - Verizon	
						Door Win #2			Suite B - vacant	
						several small 20%			Suite C - Accutest	
								Total	108	
173 Lundquist Auto 4906 E Pickard N43d36.697W84d45.035						Win #1 door	WS #1 2'x3'	6	WS #1 unlit 1 sided	
						30%				
								Total	6	
174 Coon Bankruptcy Atty 4912 E Pickard N43d36.697W84d45.015		FS #1 2'x6'	12			Win #1 Door			FS #1 illumin 2 sided	
		FS #2 4' X 4.5'	18			0.8 x 1.5			FS #2 unlit 1 sided	
						20%				
				Total	42					
175 Freeborn R. & Elaine Foltz Intricate Décor Tattoos 4924 E Pickard N43d36.694W84d44.983		FS #1 4'X6'	24			Win #1	WS #1 4'x6'	24	FS #1 Illumin 2 sided	
						2' x 4'	WS #2 4'x6'	24	WS one sided unlit	
						1' x2'	WS #3 2'x8'	16		
						2' x 2' triangle				
						Win #2 2'x3'				
		Total	48		2.5' x 6'	Total	64			







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
184 McDonalds Restaurant McDonalds Corp 5600 E Pickard N43d36.683W84d44.259		FS #1 top 'x8'	56	TS #1 (2) 2'x2.5'	10	Win #1	WS #1 lettering		FS #1 illumin 2 sided	
		bottom 2'x6' scroll	12			front window	1.5' x 17'	25.5	FS #2 illumin 2 sided	
		FS #2 (2)@3'x3'	18			40%	WS #2 M logo		FS #3 multiple signs illuminated	
		enter/exit				2 DOORS	(3) @ 3.5' x 3.5'			
		FS #3 menu boards (33) panels	317			small lettering and decals 20%	WS #3 (2) @1'x3.5' Total	7 32.2		
184A McDonalds Restaurant McDonalds Corp N43d36.683W84d44.259		ea is 2' x 4.8'							FS #4 unlit 2 sided	
		(total 3 signs)							FS #5 unlit 1 sided	
		FS #4 2'x4'	8							FS #6 illumin 1 sided
		FS #5 1.5'x2'	3							WS all unlit 1 sided
		FS #6 (2)@1'X1'	2							
184B McDonalds Restaurant McDonalds Corp N43d36.683W84d44.259		(2) @ 1.5 x 4	12							
		FS #8 lettering								
		1.5' x 4'	6							
		Total	510							
185 Avenue A Properties Federal Fluid Power Inc 2266 Northway N43d36.440W84d44.136		FS #1 2'x5'	10	TS #1 2'x3'	6	Win #1	WS #1 2'x3'	6	FS #1 unlit 1 sided	
						<5%			WS #1 illumin 1 sided	
		Total	10	Total	6		Total	6		
185A Avenue A Properties MMC Ambulance 2266Northway N43d36.440W84d44.136							WS #1 2'x4'		WS #1 unlit 1 sided	
							on door awning		WS #2,3,4 unlit 1 sided	
								WS #2 3'x9'	27	
								WS #3 (2)@3X'10'	60	
								WS #4 5' X 25'	125	
						Total	212			
186 Cudd Pressure Control 2362 Parkway N43d36.431W84d44.155						Win #1	WS #1 on tanks		WS all unlit 1 sided lettering	
						on door	letters(4) @ 1'x10'	40		
						Lettering	WS #2 on tanks	11.2		
						<5%	(4) @ 0.7'x4'			
							Lettering			
						Total	51.2			







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp. WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
187 Asplundh 2255 Northway N43d36.488W84d44.109							WS #1 1'X8'	8	WS #1 unlit 1 sided
							Total	8	
188 Home Depot HD Dev of Maryland In 5650 E Pickard St N43d36.671W84d44.195	   	FS #1 Main Sign 12' x12'	144	TS small price advert		Doors (6) 5%	WS #1 LOGO Lettering 8'x65'		FS #1 illumin 2 sided WS #1 illumin 1 sided
		FS #2 (2)@ 4'x8'	64	(5) @ 1.5 x 2'	15	Big Window	WS #2 lettering		WS #2 unlit 1 sided
		FS #3 (16)@1'X1'	16	(2) @ 3' x 6'	36	up front 40%	3' x 35'	105	WS #3 unlit 1 sided
		shopping cart return		(5) @ 2'x2'	20		WS #3 lettering	28	
		FS#4 (4)@2'x6'	48	(35) @ 1'X2'	70		2'x14'		
188 Home Depot HD Dev of Maryland In N43d36.671W84d44.195	    see other pics to right	cart corrals w/ logo		(14) @2'x2'	56		WS #4 4'x8'	32	 
				TS #2 1.5' x 2'	3		WS #5 1.5'x12'	18	 
				Total	200		WS #6 propane		
							(4)@ 3'x3 '(4)1'x3'	48	
							WS #7 3'X4'	12	
		Total	416				Total	110	
189 Shell Gas Blodgett Oil Co 5612 E Pickard St N43d36.681W84d44.220	   	FS #1 top 8'x8'	64			Door Rear 20%	WS #1 lettering		FS #1 illumin 2 sided
		bottom 8'x7'	56			Door front 15%	SHELL LOGO 2'x7'	14	FS #2 spot lit 2 sided
		FS #2 1.5'x2'	3			Win#1 15%	WS #2 lettering		WS #3 Illumin 1 sided
		FS #3 Banners					1.5'x7'	10.5	remaining WS 1 sided
		(2) @ 2'X7'	28				WS #3 4'x6'	24	
		Total	271				WS#4 (2)@3.5x5.5		
189A Shell Gas Blodgett Oil Co 5612 E Pickard St N43d36.681W84d44.220	 						WS on gas pumps		
							(8) @ 2'x1.5	24	
							(8) 2'X3.7'	59	
							(8) @1'X2.5'	20	
							(1) @ 1'X2'	2	
							Total	154	
190 Bob Evans Restaurant Bob Evans Inc #429 5670 E Pickard St N43d36.679W84d44.171	  	FS #1 8'x8'	58			Rear Door	WS #1 Logo		FS #1 illumin 2 sided
		less top corners				1'x2' 5%	WS #2 Logo		WS #1 Illumin 1 sided
		estimate 6 sf				Front door	both at 3'x14'	42	WS #2 illumin 1 sided
						small decals	WS #2 1'x3'	3	
						55			
		Total	116				Total	45	






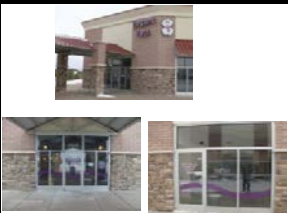
UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Addresses/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
191 Chippewa Motel Madhav Corporation 5662 E Pickard N43d36.678W84d44.122		FS #1 top 4'x16'	64			Door glass	WS #1 4'x5'	20	FS #1 illumin 2 sided WS #1 unlit 1 sided WS #2 illumin 1 sided	
		middle 4'x8'	32			5%	WS #2 1'x2'	2		
		bottom 4'x8'	32			2nd door glass				
		(2) hangers 1'x3.5	5.5			20%				
		and 0.5 x 4				WIN #1				
		Total	267			2%	Total	22		
192 Tractor Supply Co 5688 E Pickard St N43d36.680W84D44.062		FS #1 4'x8'	32	TS #1 (5) 3'x3'	45		WS#1 LOGO 4'x6'	24	FS #1 illumin 2 sided WS #1 illumin 1 sided WS #2 illumin 1 sided TS #1 unlit 1 sided TS #2 unlit 2 sided TS #3 unlit 1 sided TS #4 unlit 1 sided TS #5 unlit 1 sided	
				TS #2 2'x3'	6		lettering 13'x6'	78		
				TS #3 (8) @ 0.5'x1'	4		WS #2 3'x16'	48		
				pricing						
				TS #4 on fence						
		Total	64	2'x3'	6		Total	150		
192A Tractor Supply Co N43d36.680W84D44.062				TS #5					TS #4 unlit 1 sided TS #5 unlit 1 sided	
				1/2 circle 4' dia	12.5					
		Total			79.5					
193 SSP Associates 5760 E Pickard St N43d36.684W84d44.980		FS #1 Century 21 Realty Sign							FS #1 Unlit 2 sided	
		4' x 8'	32							
		Total	64							
194 Lonestar Restaurant Sovereign LS I LLC 5768 E Pickard St N43d36.676W84d44.922		FS #1 8'x16'	128			Door glass	WS #1 lettering		FS #1 illumin 2 sided WS all one sided illum	
						20%	2' x 12'	24		
							star logo 3'x3	9		
							WS #2 lettering			
							1' x 16'	16		
		Total	256				Total	49		
195 Best Western Mahar Sugar Corp 5770 E Pickard St N43d36.679W84d44.958		FS #1 top 16'x8'	128				WS #1 (2)@8'x12'	192	FS #1 illumin 2 sided FS #2 illumin 2 sided WS#1 illumin 1 sided	
		bottom 4' x 8'	32							
		FS #2 2'x2.5'	20							
		entrance								
		Total	360				Total	192		



UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek		Dan Macha	
Location/Addresses/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
196 Baymont Inn McGuirk Group Inc 5858E Pickard St N43d36.677W84d44.813		FS #1 20' X 8' top	160			Door glass	WS #1 3'x10' logo	60	FS #1 illumin 2 sided FS #2 Illumin 2 sided	
		bottom 3'x7' scroll	21			<5%	2 of these 1 side			
		FS #2 2'x4'	8							
		Total	378				Total	60		
197 Red Lobster General Mills Restaurant Inc 4062 Bluegrass N43d34.512W84d46.004		FS #1 8'x12'	96			Door glass	WS #1 Lettering		FS #1 illumin 2 sided	
						<5%	(3) @ 1.5' x13'	58.5		
		Total	192				Total	58.5		
198 Olive Garden Restarant General Mills Restaurant Inc N43d34.471W84d45.991		FS #1 7'x14'	98			Door glass	WS #1 (3)@6'x12'	216	FS #1 spot lit 2 sided FS #2 illumin 2 sided FS #3 unlit 1 sided WS spot lit 1 sided	
		FS #2 1.5' x 3'	4.5			<5%	Name and logo			
		FS #3 (5)@1.5'x1'	7.5				WS #2 5'x10'	50		
		Take out w/ logo					Name and logo			
		Total	208				Total	266		
198A Indian Hills Plaza Sign Located on Olive Garden Property N43d34.446W84d45.980		FS #1 Multi Business							FS #1 illumin 2 sided	
		Top 20'x6' Plaza Name	120							
		(4) Panels @16'x2.5'	160							
		(1) Panel@ 16' x 3.5'	54							
		Total	668							
199 Kroger Grocery Chain GS II Indian Hills LLC 4080 E Bluegrass Rd N43d34.446W84d45.980		FS#1 Realty 4'x8'	32	TS #1 2'x3.5'	7		WS #1 S Wall		FS #1 unlit 1 sided WS #1 illumin 1 sided	
		FS #2 2'x4'	8				6' x48' Logo	288		
		FS #3 2' x 8'	16				WS #2 lettering			
							logo 6.5'x23'			
		Total	56	Total	7		food 3'x7.5'			
199A Kroger Grocery Chain GS II Indian Hills LLC N43d34.446W84d45.980						Windows front	WS #3 Pharmacy		Total 370.5	
						#1 <5%	3'x19'	57		
						#2 20%	WS #4 Propane			
						Door Glass <5%	3'x3' & 3'x0.5	10.5		
							WS #5 3'x4'	12		
							WS #6 1.5'x2'	3		







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp. WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
200 Vacant 4098 E Bluegrass GS II Indian Hills LLC N43d34.446W84d45.980 Note 4092 next door empty no signs						Leasing signs 10%			Unoccupied
201 Grodins Hair Center GS II Indian Hills LLC 4104 E Bluegrass N43d34.446W84d45.980						Window 25% Door Glass 15%	WS #1 Lettering 2'x12'	24	WS #1 illumin 1 sided
							Total	24	
202 Game Stop GS II Indian Hills LLC 4110 E Bluegrass N43d34.446W84d45.980						Windows 70% Door Glass 10%	WS #1 2' x 11'	22	WS #1 illumin 1 sided
							Total	22	
203 Claire's GS II Indian Hills LLC 4208 E Bluegrass N43d34.446W84d45.980						Windows 25%	WS #1 1.5'x7'	10.5	WS #1 illumin 1 sided
							Total	10.5	
204 Vacant GS II Indian Hills LLC 4122 E Bluegrass N43d34.446W84d45.980									no signs
205 Bath and Body Works GS II Indian Hills LLC 4128 E Bluegrass N43d34.446W84d45.980						Window 75%	WS #1 1.5'x2	36	WS #1 illumin 1 sided
							Total	35	





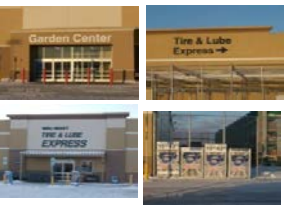

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
206 First Wok GS II Indian Hills LLC 4140 E Bluegrass N43d34.446W84d45.980						Windows 25%	WS #1 2'x12'	24	WS #1 illumin 1 sided
						Door Glass 15%			
								Total	
207 TJ Max GS II Indian Hills LLC 4216 E Bluegrass N43d34.446W84d45.980						Windows 50%	WS #1 4'x22'	88	WS #1 illumin 1 sided
						Door glass <5%			
								Total	
208 Mancinos GS II Indian Hills LLC 4152 E Bluegrass N43d34.446W84d45.980						Windows 10%	WS #1 1' x 3'	3	WS #1 illumin 1 sided WS #2 illumin 1 sided
						Door glass 10%	WS #2 3' x 15'	45	
								Total	
209 Sallys Beauty Salon GS II Indian Hills LLC 4158 E Bluegrass N43d34.446W84d45.980						Windows 10%	WS #1 3' x 16'	48	WS all illumin 1 sided
						Door glass <5%	WS #2 1x13'	13	
							Logo 3' x 3'	9	
								Total	
210 Traverse Vision GS II Indian Hills LLC 4164 E Bluegrass N43d34.446W84d45.980						Windows 15%	WS #1 2' x 16'	32	WS #1 illumin 1 sided
						Door glass 5%			
								Total	
211 Dollar Tree GS II Indian Hills LLC 4170 E Bluegrass N43d34.446W84d45.980						Windows 15%	WS #1 4'x25'	100	WS #1 illumin 1 sided WS #2 unlit 1 sided
							WS #2 4' x 15'	60	
								Total	


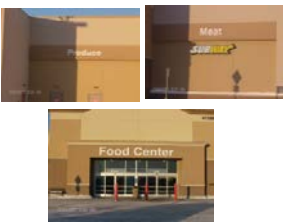

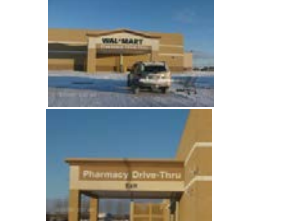


UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
212 Deb Stores GS II Indian Hills LLC 4176 E Bluegrass N43d34.446W84d45.980						Window #1 25% Window #2 15%	WS #1 3'x12'	36	WS #1 illumin 1 sided
213 Hallmark Gold Crown GS II Indian Hills LLC 4188 E Bluegrass N43d34.446W84d45.980						Windows 45%	WS #1 2.5' x 12' WS #2 0.5' x 6'	18 3	WS all illumin 1 sided
214 Joann Fabrics GS II Indian Hills LLC N43d34.446W84d45.980						Door glass 5%	WS #1 6' X 31' WS #2 3' x 22' WS #3 2' x 13' WS #4 2' x 6'	186 66 26 12	WS all illumin 1 sided
215 Pet Smart GS II Indian Hills LLC 4218 E Bluegrass N43d34.446W84d45.980						Window 10% Door glass <5%	WS #1 4'x25' WS #2 1.5'x6'	100 9	WS all illumin 1 sided
216 Dicks Sporting Goods GS II Indian Hills LLC 4288 E Bluegrass RD N43d34.446W84d45.980						2 windows 100% remaining doors & windows <5%	WS #1 8'x28' WS #2 1.5'x28' WS #3/#4 S side E side bldg 9' x 18' each	204 42 162	WS all illumin 1 sided
217 Target Corporation 4097 E Bluegrass Rd N43d34.583W84d45.954		FS #1 10'x10'	100				WS #1 lettering 14'x3' Logo 11' dia circ WS #2 (2) 5'x8' changeable ads		FS#1 illumin 2 sided WS all unlit 1 sided








UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
218 Biolife Plasma Service 4279 E Bluegrass Rd N43d34.532W84d45.710		FS #1 4.5'x8'	36			Door glass	WS #1 lettering		FS #1 illumin 2 sided WS #1 unlit 1 sided	
						1.5' x 2'	and logo 1.5'x10'	15		
						10%				
		Total	72				Total	15		
219 For Lease Outlot E of Dicks Plazacorp Dev		FS #1 on posts	21						FS #1 unlit 2 sided	
		4'x7.5'	30							
		Total	102							
220 Union Shoppes 6 businesses Aspen Dental 4459 E Bluegrass Suite D N43d34.531W84d45.452		FS #1 10'x18'	180			Window Signs	WS #1 (2) 3'x18'	108	FS #1 illumin 2 sided FS #2 unlit 2 sided for vacant store Suite B WS #1 illumin 1 sided	
		FS #2 4'x8'	32			(12) 2.5' x 6'	lettering			
		included Aspen				60%				
		Dental with this								
		entry								
Total	392				Total	108				
221 AT & T 4459 E Bluegrass Suite C N43d34.531W84d45.452						Window TS	WS #1 lettering		WS #1 illumin 1 sided	
						3.5'x3.5'	3'x7.5'	23		
						5%	logo 4' dia circle			
							Total	23		
222 Vacant 4459 E Bluegrass Suite B N43d34.531W84d45.452				TS #1 4'x4'	16	Window Temp			TS #1 unlit 1 sided	
				Realty		4'x4' For Lease				
						<5%				
				Total	16					
223 Yogurt Yeti 4459 E Bluegrass Suite A N43d34.531W84d45.452						Window	WS #1 lettering		WS #1 illumin 1 sided	
						Misc Signs	1.5' x 10'	15		
						20%	WS #2 logo			
						Door Glass	2'x4'	8		
						5%				
		Total	23							
















UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
223 Aztecas Mexican Bar & Grill 4445 E Bluegrass Suite D&E N43d34.531W84d45.452				TS #1 3'x4'	12	Windows	WS #1 letters 3'x7'	21	WS all illumin 1 sided	
				2 sided		2.5' x 6'	WS #2 1'x4'	4		
				TS #2 2'x3'		<5%	WS #3 letters 2'x10'	20		
				2sided	6	Door Glass	WS #4 1'x10'	40		
						Misc				
				Total	36	15%	Total	85		
224 One Main Financial 4445 E Bluegrass Suite C N43d34.531W84d45.452						Win #1	WS #1 lettering		WS all illumin 1 sided	
						<5%	2'x9'	18		
						Door glass	WS #2 lettering			
						5%	1.5' x 6'	9		
							WS #3 logo 3' cir			
						Total	27			
225 Image Sun Tanning Center 4445 E Bluegrass Suite B N43d34.531W84d45.452						Windows	WS #1 2.5'x10'	25	WS #1 illumin 1 sided	
						<5%	lettering			
						Door Glass				
						<5%				
								Total		25
226 Biggby Coffee 4445 E Bluegrass Suite A N43d34.531W84d45.452				TS #1 1.5' x 2'	6	Windows	WS #1 lettering		WS #2 illumin 1 sided	
				2 sided unlit		Misc 25%	(2) 3' x 12'	72		
				TS #1 1.5' x 2'	6					
				2 sided unlit						
						Total	24			Total
227 For Lease Plazacorp Lot W of Biggby Coffee N43d34.536W84d45.588		FS #1 4'x8'on post	32						FS #1 unlit 2 sided	
		Total	64							
228 Members First Credit Union 4490 E Bluegrass Rd N43d34.512W84d45.506		FS #1 top 2.5' x 9'	22.5			Win #1	WS #1 Logo ovals		FS #1 and FS #2 illumin 2 sided WS #1-#3 unlit 1 sided WS \$4 Illumin 1 sided	
		bottom 2.5 'x 9'	22.5			Misc <5%	3'x6' (2) Each	36		
		FS #2 (2) @ 2'x3'	12			Door Glass <5%	WS#2 letters 1.5'x6'	9		
							WS #3 letters 3'x8'	24		
							WS #4 (2) @3'x8'	24		
		Total	114				Total	93		







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
229 Aldi Foods 4512 E Bluegrass Rd N43d34.511W84d45.439		FS #1 top 6'x8'	48			Win #1 Pics/ads	WS #1 (3) 6'x8'	144	FS #1 illumin 2 sided WS #1 & #2 illumin 1 sided
		bottom 1.5'x6'	9			40%	Logo name		
						Door Glass	WS #2 lettering		
						<5%	2'x14'	28	
		Total	114			Total	172		
230 Commercial Parcel Across from Aldi Bluegrass Rd Tallgrass Commons N43d34.530W84d45.428		FS #1 4'x8'	32						FS #1 unlit 1 sided
		Total	32						
231 Menards N43d34.456W84d45.440		FS #1 5'x24.5'	245	TS #1 2.5' x 12'	18	Windows <5%	WS #1 n side bld		FS #1 Illumin 2 sided WS #1 illumin 1 sided WS #2,3,4 unlit 1 sided
				TS#2 2@4' x 20'	160	Doors <5%	(2) @ 1.5'x4'	14	
				TS small advert			WS #2 4'x8'32		
				(18) @ 0.8 x 0.7 (prices etc)	10		WS #3 4'x8'		
		Total	490	Total	188		WS #4 4'x4'		
231A Menards N43d34.456W84d45.440							(LOADING STA)		WS #14 Lumber
							WS On Cart Shed		2'x8' 16
							4' x 2' (8)	64	WS #15 Garden C
							Banners (4) 4.5'x2'	36	2.5' x 19' 47.5
							WS #6 lettering		WS #16
231B N43d34.456W84d45.440							8' x 46'	368	39' x 1.5' 58.5
							Lit banner 1.5x55'		1 sided illumin
							WS#7 2'x10' Plumb		Ws #17 2'x3 6
							WS#8 2'x7' carpet	14	WS #18 Propane
							WS #9 2.5' x 10'	92.5	(4) @ 1.5' x 3 18
231 C N43d34.456W84d45.440							hardware		1 @ 1.5 x 2.5 3.75
							WS #10 electrical		1 # 2'x3.5'
							2.5' x 10'	25	1 @ 1.5 x 3 4.5
							WS #11 cabinets		WS #20 4'x1' 4
							2' x 9'	18	
					WS #12 paint 2'x6'	12			
					WS #13 appliances				
					2'x10'	20	Total	801.8	







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
232 Kohls Department Store 4855 Encore Blvd N43d34.248W84d45.436		FS #1 top 2'x8'	16			Windows	WS #2 (2) @6'x38'	228	FS #1 illumin 2 sided WS #1 illumin 1 sided	
		bottom 8'x8'	64			50%				
						Doors				
						<5%				
		Total	160				Total	456		
233 Sam's Club N43d34.315W84d45.480		FS #1 top 20'x4'	80	TS #1 4'x8'	32	Doors (2)	WS #1 8'x8'	64	WS #1 (2) illumin 1 sided WS #3,#4,#5 unlit 1 sided	
		bottom 13'x13'	169	message board		10%	diamond S wall			
		FS #2 (12) @ Security Camera					and on E wall	64		
		1.5'x1.5'	33				WS #3 8'x8'	64		
		Total	564	Total	64		WS #4 6'x6'	36		
233 Sam's Club							WS Letters 1.5'x3'	4.5		
							WS Letters 1.5'x14'	21		
							WS #5 (2) @ 2'x3'	12		
							Total	275		
234 For Lease Plazacorp Outlot N of Kohls N43d34.298*4d45.450		FS #1 4'x8'	32						FS #1 unlit 1 sided	
		Total	32							
235 Walmart N43d34.315W84d45.480 NORTH SIDE OF BLDG		FS #1 2'x3'	6	TS #1 banner over barrel (2) @ 3.5' tall diam 2'		Windows 25% Door Glass 10%	WS #1 1'x8' WS #2 Lettering 2'x13' 2.5'x14' 1.5'x10'	8 26 21 15	FS #1 unlit 2 sided WS #1-5 unlit 1 sided WS #6 unlit 2 sided	
							(2) @1' x 3'	6		
							WS #3 1.5'x2'	3		
							WS #4 2'x2'	4		
							WS #5 (5) @ 1.5'x2.5'	28		
							WS #6 (2) 1'x2'	4		
							Total	115		







UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
235 Walmart N43d34.315W84d45.480 East Side of Bldg				TS #1 Propane		Door Glass	WS #1 letters		WS #1 illumin 1 sided	
				(4) @ 3'x3'	36	(3) @ 15%	4' x 38'	152		
				(2) @ 1.5'x 3.5'	11		WS #2 letters			
				(2) 0.5'x3'	3		SUBWAY 2.5'x10'	25		
				TS #2 Pop Machine						
235 Walmart N43d34.315W84d45.480 East Side of Bldg				Total	56		WS below are			
							all lettering			
							#3 2"x24'	48		
							#4 2.5' x 20'	50		
							#5 2.5' x 20'	50		
235 Walmart N43d34.315W84d45.480 East Side of Bldg							#6 2'x11'	22		
							#7 2.5' x 18'	27		
							#8 2' x 7'	14		
							#9 2'x11'	22		
							#10 2'x19'	38		
235 Walmart N43d34.315W84d45.480 East Side of Bldg							#11 2'x8'	16		
							#12 2'x4'	8		
							#13 2.5' x 20'	50		
							#14 2' x 3.5'	7		
235 Walmart N43d34.315W84d45.480 East Side of Bldg							#15 2'x7'	14		
							#16 2.5' x 28'	70		
235 Walmart N43d34.315W84d45.480 South side of bldg							WS #1 2.5'x18'	27		
							WS #2 (2) @ 2'x21'	84		
							WS #1 2'x3'	6		
235 Walmart N43d34.315W84d45.480 PARKING LOT				FS #1 (9) 2.3'X5'	104		WS #1 1.5'X3'	4.5		
				FS #2 4'X8'	32					
		Total	271				Total	735		



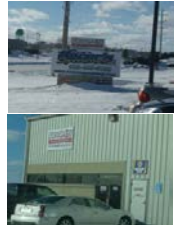



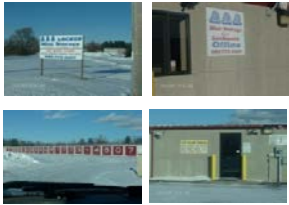
UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek		Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temporary WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
236 Bluegrass Crossings Hunters Ale House 4855 Bluegrass Rd Suite A Suite B Empty N43d34.534W84d44.973		FS #1 Main Sign					WS #1 top		WS #1 spot illum 1 sided FS #1 spot illum 2 sided	
		top 5.5'x12'	66				2.5' x 30'	75		
		bottom					bottom letters			
		4'x12'	48				2.5' x 48'	120		
		Total	228				Total	195		
236A Tazeh Mediterranean Grill 4855 Bluegrass Rd Suite C N43d34.534W84d44.973				TS #1 banner		Windows	WS #1 Letters		WS #1 illum 1 sided	
				2'x9'	18	20%	2'x10'	20		
							bottom sign			
							1'x10'	10		
				Total	18		Total	30		
236B Zumba Fitness 4855 Bluegrass Rd Suite D N43d34.534W84d44.973						Window				
						<5%				
236C K and S Liquor 4855 Bluegrass Rd Suite E N43d34.534W84d44.973	 			TS #1 3'x4' ad	12	Window	WS #1 top 2'x8'	16	WS #1 illumin 1 sided TS are two sided unlit	
				TS #2 2.5' x 3.8' ad	9.5	50%	bottom 2'x12'	24		
						TS #3 1.8'x4.5'	8.1			
						TS #4 (2) 2' x 3'	12			
						Total	41.6		Total	40
236D Endurance Fitness 4855 E Bluegrass Rd Suite F N43d34.534W84d44.973						Window	WS #1 letters		WS #1 unlit 1 sided	
						<5%	3'x12'	36		
							1'x4'	4		
								Total		40
237 Bar B Cutie Closed N43d34.506W84d45.063		FS #1 Menu Board		S #1 Richmar		Door Glass	WS #1 3'x13'	39	WS #1 spot illum 1 sided	
		4'x8'	32	Realty 1.5'x2.5	3.75	15%	Logo 3'x3'	9		
				Total	32	Total	3.75			Total

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
238 Isabella Health Care 4950 E Bluegrass Rd N43dd34.516W84d44.881		FS #1 Top 4'x7'	28						FS #1 illumin 2 sided	
		Center scroll 1'x7'	7							
		bottom 2'x7'	14							
		Total	98							
239 Pro Pit Stop Auto Repair 4353 S Isabella Rd N43d34.643W84d44.833	 	FS #1 6'x8'	48	TS #1 banner		Door	WS #1 1.5'x8'		FS #1 unlit 2 sided	
				2.5'x8'	20	<5%	WS #2 4'x4'			
				TS #2 banner						
				2.5'x4"	10					
		Total	48	Total	30		Total			
240 Porpoises Purpose 4069 S Isabella Rd N43d34.901W84d44.830	 	FS #1 8' diam circ	25			Door			FS #1 unlit 2 sided	
		w/ 1.3'x12' rect	15.6			<5%				
						Win misc neons				
						25%				
		Total	40.6							
241 J4L Properties LLC Harmon Auto Glass Heritage Collision 4884 E Broomfield Rd N43d34.950W84d44.993	   	FS #1 top 4'x10'	40			Win	WS #1 Harmon		FS #1 illumin 2 sided	
		botom 3'x8'	24			Harmon 15%	20'x3'	60		
		FS #2 6'x7'	42			Harmon 40%	WS #2 1'x4'	4		
						Door 15%	WS #3 1'x2'	2		
		Total	212				WS #1 Heritage			WS #1,#2 Illumin 1 sided
	  					Win	Hanging wall			
						Heritage	1.8' x 8'	14		
						5%	WS #2 3'x4'	12		
						Door Glass				
						10%				
242 Percha Painting 4820 E Broomfield Rd N43d34.952W84d45.097	  	FS #1 top 10.5'x5'	52.5			Window	WS #1 (3) @ 3'x6'	54	FS #1 illumin 2 sided WS #1 all 3 illumin 1 sided WS #2 unlit 1 sided	
		bottom 10.5' x 6'	63				WS #2 1'x8'	8		
		Total	231				Total	62		

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
243 Broomfield Mall N43d34.977W84d45.060 Farm Bureau Ins 1635 E Broomfield Rd		FS #1 9.5'x3'	28.5			Windows			WS #1 spot illum 2 sided
						25%			
		Total	57						
244 Merle Norman 1635 E Broomfield Rd N43d34.977W84d45.060						Window	WS #1 letters	21.3	WS #1 illumin 1 sided
						<5%	1.5'x14.5'		
							Total	21.3	
245 Mountain Tanning 1635 E Broomfield N43d34.977W84d45.060						Windows	WS #1 letters	21	WS #1 illumin 1 sided
						50%	1.5'x14'		
						Door glass <5%			
							Total	21	
246 Campus Laundry 1635 E Broomfield Rd N43d34.977W84d45.060						Door <5%	WS #1 letters	24	WS #1 illumin 1 sided
							1.5' x 16		
							Total	24	
247 Bottle and Barrel Party Store 1635 E Broomfield Rd N43d34.977W84d45.060						Windows	WS #1 1.5'x18'	27	WS #1 illumin 1 sided WS #2 unlit 1 sided
						90%	WS #2 0.8' x 7'	5.6	
						Door glass 80%			
							Total	32.6	
248 Curves for Women 1635 E Broomfield Rd N43d34.977W84d45.060						Windows 10%	WS #1 letters		WS #1 illumin 1 sided
						Door glass 5%	2' x 8'	16	
							WS #2 3'x1'	3	
							Total	19	

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha	
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments
249 Cottage Inn Pizza N43d34.977W84d45.060 1639 E Broomfield						Window 15%	WS #1 letters		
						Door glass 15%	3'x9'		
250 Seung-ni Fitness N43d34.977W84d45.060 1639 E Broomfield						Windows <5%	WS #1 letters		
							1.5'x8'		
							Logo 3' dia circle		
251 Water Store N43d34.977W84d45.060 1639 E Broomfield						Windows 20%	WS #1 letters		
						Door glass 10%	1'x16'		
							WS #2 0.6' x 3'		
							WS #3 logo 2'x3'		
							WS #4 1'x2'		
							water dispensor		
252 Cedar River Insurance N43d34.977W84d45.060 1639 E Broomfield						Windows 5%	WS #1 letters		
						Door glass 15%	1.5'x12'		
							WS #2 1'x9'		
							Ws #3 logo1'x3'		
253 Color Works Hair N43d34.977W84d45.060 1639 E Broomfield						Door Glass	WS #1 letters		
						15%	1.5'x16'		
							WS #2 1'x16'		
254 Mid-Michigan Welding Michigan Airgas N43d36.776W84d45.493 1925 Packard St		FS #1 5' x 11'	55			Door <5%	WS #1 4'x6'	24	FS #1 illumin 2 sided
							WS #2 3' x 6'	18	
		Total 110					Total	42	

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189							Joe Pacek	Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	Window WxL	Wall Signs	Sft	Notes/Comments	
260 C and C Enterprises 1106 Packard St N43d36.898W84d45.497		FS #1 top 4'x8'	32			<5% Win & Door			FS #1 allumin 2 sided	
		bottom 5'x5'	25							
		Total	57							
261 Wings Auto Parts 4517 N Packard St N43d36.942W84d45.489		FS #1 Corvair Letters					WS #1 4'x7'	28	FS #1 unlit 1 sided	
		(2) at 1'x9'	18				WS #2 1'x1.5'	1.5		
		Total	18				Total	30		
262 Barton Builders 4525 Corporate N43d36.928W84d45.433							WS #1 4'x8'	32	Unlit 1 sided	
		Total					Total			
263 National Oil Well Varco 4370 Packard St N43d36.996W84d45.509						Door <5%	WS #1 0.5 x 4'	2	Unlit 1 sided	
							WS #2-3 4'x6'	48		
		Total					Total	50		
264 Neat and Green E Airport Rd							WS #1 4' x 6'	24	Unlit 1 sided	
							WS #2 4'x6'	24		
							WS #3 1'X1.5'	1.5		
		Total					Total	50		
265 Home Savers Unlimited 1580 Park Place N43d37.072W84d45.688							WS #1 1.5'x4'	6	Unlit 1 sided	
		Total					Total	6		

UNION TOWNSHIP COMMERCIAL SIGN INVENTORY / 13C0189						Joe Pacek		Dan Macha		
Location/Address/Bearing	Photos	Freestanding WxL	Sft	Temp WxL	Sft	dow	Wall Signs	Sft	Notes/Comments	
266 Michigan Therapuatic Consult 4273 Coorporate Way N43d37.048W84D45.665 Accoustical Land LLC Medical Arts Bldg		FS #1 4'x5'	20			Door	On south wall		FS all unlit I sided	
		FS #2 4'x4' blank	16				1' x 18 Letters	18		
		Total	36				Total	18		
267 Mobile Medical Response 2026 N Packard St						Door	WS #1 1.5'x12'	18		
							WS #2 4'x16'	64		
		Total					Total	82		
268 Racers Speed Shop 4315 Corporate Dr North Mission St LLC N43d36.940W84d45.568		FS #1 top 2'x3'	6			Wind	WS #1 4'x6'	24	FS #1 illumin 2 sided	
		center 4'x10'	40				WS#2 2'x7'			
		bottom 1.5'x8'	18				WS #3-5 (3) @ 1'x2'	6		
		Total	128				Total	30		
269 King Court LLC Eikenout Building Mtls 4269 Corporate Dr N43d36.943W84d45.688	 see other pic in notes	FS #1 top 4'x8'	32	Temp banners		Door 5%			FS #1 unlit 2 sided 	
		bottom 2'x8'	16	2'x6' 2.5'x6'	27					
				2'x4' 3'x5'	23					
				1.5'x8'	12					
		Total	96	Total	62					
270 Triple Threat Inc 4265 Corporate Dr Bear Packing & Supply N43d36.939W84d45.767							WS #1 awning 1' x 21'	21	WS unlit 1 sided	
							0.7 x 15	11		
							WS #2 4'x6'	24		
		Total					Total	56		
271 AAA Mini Storage Suzanne Peffer Lvg Trust N43d36.939W84d45.767		FS #1 4'x8'	32				WS #1 letters on door (16) at 4'x4'	256	FS #1 unlit sided	
							WS #2 2'x4'	8		
							WS #3 3'x4'	12		
		Total					Total	276		

Sub Section	Provision	Comment	Decision
General Comments	Organization	We identified several places where requirements were duplicated and will recommend those be eliminated.	
		We believe reorganization of the existing tables may increase the ordinance's readability.	
	Purpose Statement	We recommend that a purpose statement be added to the front of the ordinance to serve as the policy/public purpose statement for the sign provisions in case the ordinance is challenged in court.	
	Substitution Clause	We recommend the addition of a substitution clause be added to address Supreme Court issues with regards to protection of political speech.	
	Administration	We recommend adding a section that states that signs are a "structure" as used in Section 6.3.A of the zoning ordinance and as such the sign provisions are administered by the zoning official through the approval of zoning permits.	
11.1 General Sign Provisions	Subsection B.	The first part of this section is a definition of what is a sign and it is a duplication. The rest are regulations that should be in the body of the ordinance.	
11.2 Signage Display Area Computation	A. Sign Area Computation	We would recommend that this provision include an illustration for clarity.	
		Subsection 4 duplicates provisions elsewhere in this section and are also not a function of how sign area is calculated but what is permitted. We recommend it be deleted here.	
		It is unclear what subsection 5 refers to. What is a "building or portion of a building which is proposed to be erected and which is classified as a sign"?	
	B. Building Frontage and Height Computation	It is unclear what subsection 1 means. Normally it is the area of a wall that determines the size of the sign.	
		Subsection 3 is not an issue of computation of the height of a sign but a standard and should be moved to 11.7.A.3	
11.3 Maintenance and Removal	A. Maintenance	Subsection 2 specifies that "The <u>replacing</u> or repairing of a sign or sign structure which has been damaged to an extent less than fifty (50%) percent of the appraised replacement cost ...shall be considered as maintenance". So a sign may be replaced even if it is nonconforming, as long as the original sign was not damaged greater than 50% replacement cost?	
	B. Removal	We would recommend that a time limit be included as to how long the property owner/lessee has to remove the sign after notified by zoning administrator.	

Sub Section	Provision	Comment	Decision
11.4 Nonconforming Signs	A. Legal Non-conforming Signs	Subsection 6 prohibits a nonconforming sign to continue with a change in ownership. Zoning is tied to the land not to the ownership and this provision is inconsistent with addressing nonconformities under the MZEA.	
	B. Legal Non-conforming Signs - Erection of New Signs Where Legal Non-conforming Signs Exist:	This provision refers to “on-premises sign, either freestanding or attached to a building” we recommend the term “wall sign” which would also include signs painted on the wall.	
11.5 Rights of Appeal		We recommend that this section be deleted. As a structure regulated by zoning, applicants already have the right to appeal decisions related to their regulation. This section is confusing because although the section is labeled Right of Appeal the text deals with variances. Again, as structure regulated under the zoning ordinance, the right to request a variance already exists and we recommend that it should be considered using the same standards for approval as any other structure. (Section 5.8.C.1)	
11.6 Prohibited Signs		We would recommend that language explaining the reason why some signs are prohibited be added to the beginning of this section.	
	Subsection A	We would recommend that subsection B dealing with vision clearance reference Section 8.8 Corner Clearance.	
	Subsection D	Subsection D dealing with unsafe signs appears to be already addressed in 11.3.B?	
	Subsection E	We are not familiar with the term “chaser” as it appears to be used in subsection E.	
	Subsection F	Should subsection F refer to Christmas?	
	Subsection G	Subsection G confuses signs with moving parts, with changeable messages.	
	Subsection I	Subsection I prohibits signs with visible A-frames, but Section 11.7.B.2 explicitly permits A-frame signs.	
	Subsection J	Subsection J refers to billboard trailer signs. Are these signs you want to allow even if they are “attached” to a licensed and insured motorized vehicle”?	
	Subsection L	Subsection L prohibits illuminated signs in the AG and residential districts; but you allow uses in those districts such as public and institutional uses and filing stations that might require illuminated signs.	
		Signs prohibited in some sign ordinances but not listed in the Township’s sign provisions include: signs not expressly permitted, signs that obstruct the view of road signs, signs attached to fire hydrants.	
11.7 Sign Regulations		We recommend that each subsection be amended to identify why some signs require permits and other do not.	
		We recommend that the list of signs in each of these sections and the list of signs in the Allotment Tables correspond.	

Sub Section	Provision	Comment	Decision
	A. Permanent Signage Types – Permit Required	Section 11.7.A.3.a allows signs abutting the highways to be 16’ high, but 11.2.B.3 limits signs within 500’ of an access ramp to be only 15’ high.	
		The provision in Section 11.7.A.4.b that a marquee sign may not project beyond the corner of a building is little confusing. What is the purpose of the requirement? Perhaps an illustration would help.	
		Section 11.7.A.5 deals with Message Center Sign/Time-Temperature-Date-Moving Signage. Possible provisions to consider as additional regulation of such signage would include addressing brightness, particularly when adjacent to residential districts, the use of colors and the frequency of message change.	
		Section 11.7.A.7.c states that suspended signs shall be included in the total sign allotment, but in the table for businesses and for AG parcels over 10 acres (the only districts allowing suspended signs) there is a separate allotment for suspended signs.	
		Two types of signs not addressed in the ordinance are wall murals and computer or video screens displayed from inside a store or office but visible from the outside.	
	B. Permanent Signs – No Permit Required – Identification Sign	We would recommend that the Section 11.7.B.1 be revised. It states that the signs not requiring a permit are not included in the computation of sign area, but the tables of sign allotment include specific limits to the sign area for each of these sign types.	
	C. Temporary Sign Types – Permits Required	The provision in Section 11.7.C.1.b which requires three days to elapse between the temporary permits conflicts with 11.7.C.3 that requires 30 days between permits for air/gas filled inflatables and beacon/search signs. Why the difference? If it is to be maintained than that provision should be moved to 11.7.C.2	
		Temporary Signs not currently addressed by the ordinance include human directional signs and teardrop freestanding banners.	
	D. Temporary Signage Types – No Permit Required	Section 11.7.D.1 is labeled “Commodities – Off Premise” but in the definition and in the Allocation Table it is defined as a sign advertising commodities grown on the premises.	
		Section 11.7.D.5 included “Model Home” as a sign. We assume that means a sign identifying the building as a model home, not the building itself.	
		Section 11.7.D.7.b prohibits a political sign from being erected sooner than 60 days before an election. State Attorney General opinion #6258 prohibits a community from limiting the posting of political signs to a specific number of days preceding an election, but may require them to be removed within a specified period of time (the opinion lists 10 days but it is not necessarily the case that 7 days is too short).	
		Section 11.7.D.9 limits the size of window signs to 10% of the windows on the address side of the building but then limits signs to only the ground floor. Should the size limitation also specify that it is based on ground floor signs only?	
		Temporary signs that don’t normally require a permit that are currently not listed in the township’s ordinance provisions are: employment signs and community special event signs.	

Sub Section	Provision	Comment	Decision
	E. Exceptions to Permit Requirements	Section 11.7.E.2 regarding maintenance is a repeat of provisions in Section 11.3.A.1. We recommend that this provision and paragraphs 1 either be kept here or in Section 11.3.A.1	
		Section 11.7.E.3 exempts the flags of national, state or local governments from the ordinance. The township may want to extend that prohibition to any non-commercial flag. In Dimmitt v City of Clearwater, an ordinance that prohibited non-governmental signs only was determined to not be content-neutral. If it expands the definition, would the township then want to list it under “permanent signs – no permit required” and add limitations to number, height and size requirements? We are not sure if the provision “The American Flag shall not be used for advertising purposes in any manner” would be considered content-neutral.	
11.8 Signage Allotment – Agricultural Dist. Over 10 Acres	Special Instructions	Paragraph 1 limits the signs to 12 square feet of permanent signage, but then footnotes in Table 11.8a and 11.8b grant an exception for churches, institutional, and public buildings that should be noted.	
		Paragraph 4 allows for illumination of signs, which conflicts with Section 11.6.1.	
		Paragraph 5 lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
	Chart 11.8a	What does the “max projection” mean as it related to freestanding signs? Is it sign thickness?	
		The footnote to the table grants exceptions, including exempting religious symbols from sign area calculations. This might not be considered content-neutral.	
		It should be noted that the although the footnote allows churches, institutional, and public buildings to have greater signage, there are other uses allowed as special uses that might also benefit from larger signs, including: Airports, public or private; Campgrounds or recreation grounds; Cemeteries, public or private, including mausoleums; Country clubs and golf courses; Filling stations; Hunting clubs or gun clubs; Race tracks; Veterinarian services; Landscaping services and Boarding Kennels.	
11.9 Signage Allotment – Agricultural Dist. Under 10 Acres	Special Instructions	Our comments on the special instructions are the same as for Section 11.8. In addition we noted that the total square footage for permanent signage requiring a permit is 8 square feet while in the residential districts up to 12 square feet are allowed.	
	Chart 11.9a	Our comments on Chart 11.9a are the same as Section 11.8a	
11.10 Signage Allotment – All Residential Dist.	Special Instructions	Our comments on the special instructions are the same as for Section 11.8.	
	Chart 11.10a	Our comments on Chart 11.10a are the same as Section 11.8a	

Sub Section	Provision	Comment	Decision
11.11 Signage Allotment – All Business Dist.	Special Instructions	Paragraph E lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
		It is unclear to us what the sign exceptions in paragraph F <u>don't</u> apply to. The F.3 exceptions apply to a single business on a lot, and F.4 apply to integrated groups of stores.	
		The Freestanding Elevated Height Exceptions text is a repeat of Section 11.2.B.3.	
11.12 Signage Allotment – Industrial Dist.	Special Instructions	Paragraph E lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
11.13 Signage Allotment – Office Service Dist.	Special Instructions	Paragraph C lists the limits to the number of other signs allowed such as courtesy, directional, public agency, no trespassing/hunting and garage/yard sale signs, but other signs are not listed, such as identification, public interest, a-frames, banners, trailer/cart signs, wind signs, etc.	
		It is unclear to us what the sign exceptions in paragraph D <u>don't</u> apply to. The F.1 exceptions apply to a single office on a lot, and F.4 apply to integrated groups of offices.	
3.13 Billboards and Signs (Definitions Article)	B. Air-Filled or Gas-Filled Balloon Sign	It should be noted that the term is part of the larger term “wind sign”.	
	L. Construction Identification	This definition states that the term only applies to projects that require a site plan review. What about the signs for home improvement contractors such as roofers or insulation installers?	
	S. Electric Sign	This term is not used in the ordinance.	
	II. Marquee Sign	The definition of this term states “Such designation includes trailer mounted signs with interchangeable letters” That does not seem to fit with a marquee sign.	
	PP. Pennant	It should be noted that the term is part of the larger term “wind sign”.	
	QQ. Political Signs	No definition provided.	
	WW. Pylon Sign	This term is not used in the ordinance.	
	GGG. String Lights	The fact that string lights are prohibited is a regulation and not part of the definition.	
HHH. Subdivision Identification	It may be appropriate to include condominiums in this definition.		