

RESOLUTION NO. 11 - 2011

RESOLUTION INITIATING PROPOSED TEXT AMENDMENTS TO THE WEST CHESTER TOWNSHIP ZONING RESOLUTION CONCERNING SEXUALLY ORIENTED BUSINESSES, INTERNET SWEEPSTAKES ESTABLISHMENTS, METHADONE CLINICS, RECREATIONAL AND COMMERCIAL VEHICLES, AND GENERAL UPDATES TO REFLECT DEPARTMENT NAME CHANGE AND TO CORRECT OTHER TYPOGRAPHICAL ERRORS AND NUMBERING INCONSISTENCIES

WHEREAS, the West Chester Township Board of Trustees desires to address critical subject matter by updating enforcement provisions within the West Chester Township Zoning Resolution; and,

WHEREAS, regarding SEXUALLY ORIENTED BUSINESSES, there is convincing documented evidence that adult entertainment establishments, because of their very nature, have a deleterious effect on both the existing businesses around them and the surrounding residential areas adjacent to them, cause increased crime, particularly in the overnight hours, and downgrade property values; and,

WHEREAS, the West Chester Township Board of Trustees desire to minimize and control these adverse effects by regulating the location of adult entertainment establishments. And by minimizing and controlling these adverse effects, the West Chester Township Board of Trustees seek to protect the health, safety, and welfare of the citizenry; protect the citizens from increased crime; preserve the quality of life; preserve the property values and character of surrounding neighborhoods; and deter the spread of urban blight; and,

WHEREAS, it is not the intent of the West Chester Township Board of Trustees in enacting this Resolution to suppress or authorize the suppression of any speech activities protected by the First Amendment, but to enact content-neutral statutes that address the secondary effects of adult entertainment establishments; and,

WHEREAS, it is not the intent of the West Chester Township Board of Trustees to condone or legitimize the distribution of obscene material, and the West Chester Township Trustees recognize that state and federal law prohibits the distribution of obscene materials and expects and encourages state law enforcement officials to enforce state obscenity statutes against any such illegal activities in this state; and,

WHEREAS, regarding INTERNET SWEEPSTAKES ESTABLISHMENTS, the West Chester Township Board of Trustees previously passed Resolution No. 03-2011, thereby approving a six-month moratorium on the issuance of zoning certificates for internet sweepstakes establishments; and,

WHEREAS, the West Chester Township Board of Trustees, subsequent to approving Resolution No. 03-2011, investigated and reviewed the effect of internet sweepstakes establishments on the public health, safety, morals and general welfare of the community; and,

WHEREAS, the West Chester Township Board of Trustees finds that internet sweepstakes establishments may tend to be associated with a disproportionately large number of complaints and service calls made by neighbors to first responder entities; and,

WHEREAS, the West Chester Township Board of Trustees further finds internet sweepstakes establishments are inadequately regulated by Ohio law, and to require the Township to do so itself would be economically infeasible given the Township's limited resources and the technological complexities of the internet sweepstakes establishment industry; and,

WHEREAS, the West Chester Township Board of Trustees further finds internet sweepstakes establishments to contribute to increasing financial hardships for low-income customers and families; and,

WHEREAS, the West Chester Township Board of Trustees further finds internet sweepstakes establishments may tend to have a deleterious effect on property values in the community; and,

WHEREAS, the West Chester Township Board of Trustees finds all other means of regulation, such as taxation, licensing, hours of operation, locational restrictions, rezoning, etc., ineffective to combat the above-enumerated adverse effects of internet sweepstakes establishments on the public health, safety, morals, and general welfare of the community; and,

WHEREAS, regarding METHADONE clinics, the West Chester Township Board of Zoning Appeals heard two applications for a Use Interpretation in 2008 which demonstrated the potential for negative secondary effects resulting from the presence of methadone clinics; and,

WHEREAS, the West Chester Township Board of Trustees find it would be appropriate through zoning to specifically mention and locate such clinics in an area where those negative secondary effects would be least likely to result; and,

WHEREAS, regarding RECREATIONAL and COMMERCIAL VEHICLES/TRAILERS, the West Chester Township Board of Trustees passed similar legislation, Resolution No. 06-2011, that regulates these oversized vehicles in the public right-of-way in residential neighborhoods; and,

WHEREAS, when stored inappropriately on private property, i.e., in the driveway or other front yard areas, recreational vehicles are out of character with day-to-day vehicles and cause visual blight; and,

WHEREAS, commercial vehicles as defined below, are out of character with residential neighborhoods and cause visual blight; and,

WHEREAS, regarding GENERAL UPDATES TO REFLECT DEPARTMENT NAME CHANGE AND TO CORRECT OTHER TYPOGRAPHICAL ERRORS AND NUMBERING INCONSISTENCIES, in 2006 the West Chester Planning and Zoning Department merged with the West Chester Economic Development Department to form the newly titled West Chester Community Development Department; and,

WHEREAS, the current zoning resolution contains some typographical errors which by correcting will not result in any policy changes; and,

WHEREAS, as with any text amendments, changes in the numbering of sections will always occur and should be changed accordingly so as to be consistent.

NOW THEREFORE, BE IT RESOLVED that the West Chester Township Board of Trustees does hereby agree to initiate the attached text changes described in Exhibits A – E to the West Chester Township Zoning Resolution.

EXHIBIT A – Sexually Oriented Businesses

Text amendments in 2003 made vast changes to sexually oriented businesses. Definitions were added as well as locational regulations. It is imperative that this subject be revisited to allow for text changes that are consistent with the Ohio Revised Code. These text amendments will be concurrent with a Board of Trustees Resolution that will govern and license Sexually Oriented Businesses. Please note that the entire current Section 32 will be repealed and replaced with the following language.

32.01 DEFINITIONS

- a) As used in this Article:
 - 1) “ADULT BOOKSTORE,” “ADULT CABARET,” “ADULT MOTION PICTURE THEATER,” “ADULT VIDEO STORE,” “SEXUAL DEVICE SHOP,” AND “SEXUAL ENCOUNTER CENTER” have the same meanings as in Section 2907.40 of the Revised Code; and
 - 2) “ADULT ARCADE,” “ADULT ENTERTAINMENT,” “ADULT ENTERTAINMENT ESTABLISHMENT,” “ADULT NOVELTY STORE,” “ADULT THEATER,” “NUDE OR SEMINUDE MODEL STUDIO,” AND “SEXUAL ENCOUNTER ESTABLISHMENT” have the same meanings as in Section 2907.39 of the Revised Code.
- b) “ESTABLISHED” means and includes any of the following:
 - 1) The opening or commencement of any Sexually Oriented Business as a new business;
 - 2) The conversion of an existing business, whether or not a Sexually Oriented Business, to any Sexually Oriented Business;
 - 3) The addition of any Sexually Oriented Business to any other existing Sexually Oriented Business; or
 - 4) The relocation of any Sexually Oriented Business.
- c) “PREMISES” means the real property on which the Sexually Oriented Business is located and all appurtenances to the real property, including, but not limited, to the Sexually Oriented Business, the grounds, private walkways, and parking lots or parking garages adjacent to the real property under the ownership, control, or supervision of the owner or operator of the Sexually Oriented Business.
- d) “SEXUALLY ORIENTED BUSINESS” means an adult arcade, adult bookstore, adult cabaret, adult entertainment establishment, adult motion picture theater, adult novelty store, adult theater, adult video store, nude or semi-nude model studio, sexual device shop, sexual encounter center, and sexual encounter establishment, as defined by Section 32.01, subsection a) of this Article, but does not include a business solely by reason of its showing, selling, or renting materials that may depict sex.

- (e) "SUBSTANTIALLY ENLARGED" means an increase in the floor area occupied by a Sexually Oriented Business by twenty-five percent (25%) or more. For a Sexually Oriented Business that is lawfully operating on the date this Resolution takes effect, the increase shall be measured from the floor area that is occupied by the Sexually Oriented Business on the date this Resolution takes effect. For a Sexually Oriented Business that begins operating as a lawful Sexually Oriented Business after the date this Resolution takes effect, the increase shall be measured from the floor area that is occupied by the Sexually Oriented Business on the date the Sexually Oriented Business receives its initial license under this Resolution.

32.02. LOCATION OF SEXUALLY ORIENTED BUSINESSES.

- a) A Sexually Oriented Business may be located only in accordance with the restrictions contained in b) through l) below.
- b) A Sexually Oriented Business may be located only in a Sexually Oriented Business Overlay District.
- c) A Sexually Oriented Business Overlay District is hereby established comprising those portions of the B-2 and M-1 Zoning Districts located south of the centerline of Port Union Road and West of the centerline of Princeton-Glendale Road (SR 747).
- d) No Sexually Oriented Business may be established within 500 feet of:
- 1) A church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities;
 - 2) A public or private educational facility including but not limited to kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, public vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities which have students regularly attending classes and which either teach an elementary education or secondary education curriculum that is the same as or comparable to that commonly taught in the public schools of the state of Ohio, or regularly confer Associate, Baccalaureate, Master, or Doctorate degrees to graduates; school includes the school grounds, but does not include facilities used primarily for another purpose and only incidentally as a school;
 - 3) Child day care facilities, nursery schools and preschools, where children from the age of one (1) year old or less to twelve (12) years old are regularly in attendance;
 - 4) A boundary of a residential district as shown on the Zoning Map;
 - 5) A public park or recreational area which has been designated for park or recreational activities including but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the Township which is under the control, operation, or management of either the Township or which is operated or managed by another public entity.

- e) No Sexually Oriented Business may be established within 500 feet of the property line of a lot regulated as a lawful non-conforming residential use as defined in the Zoning Resolution.
- f) No Sexually Oriented Business may be established on a parcel any portion of which is within one hundred fifty (150) feet of the right-of-way line of Princeton-Glendale Road (SR 747).
- g) No Sexually Oriented Business may be established on a parcel any portion of which is within one hundred fifty (150) feet of the right-of-way line of Port Union Road.
- h) Not more than one Sexually Oriented Business shall be established or operated in the same building, structure, or portion thereof, and the floor area of any Sexually Oriented Business in any building, structure, or portion thereof containing another Sexually Oriented business may not be increased.
- i) For the purpose of subsections d) and e) of this Section, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the principal building or structure, or tenant space if located in a multi-tenant building, used as the part of the premises where a Sexually Oriented Business is operated, to the nearest property line of the premises of a use listed in subsection d) and e).
- j) For the purpose of subsection f) of this Section, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the right-of-way line of Princeton-Glendale Road (SR 747) to the nearest property line of the parcel.
- k) For purposes of subsection g) of this Section, the distance between any two Sexually Oriented Businesses shall be measured in a straight line, without regard to the intervening structures or objects, from the closest exterior wall of the structure, or tenant space if located in a multi-tenant building, in which each business is located.
- l) No sexually oriented business that was in compliance with the above locational restrictions at the time that it received a zoning certificate will be subsequently found not to be in compliance if, subsequent to the sexually oriented business receiving a zoning certificate, a use listed in subsection d) is newly established or expands so as to be within 500 feet of the sexually oriented business.

32.03 ADDITIONAL REGULATIONS CONCERNING LOT, YARD, HEIGHT, PARKING, BUILDING AND SITE DESIGN STANDARDS, AND SITE DEVELOPMENT PLAN REQUIREMENTS.

- a) Lot area and width, setbacks, buffering, yard area, height provisions and other site development requirements for a Sexually Oriented Business are those specified in the "M-1" and "B-2" districts of the Zoning Resolution.
- b) Parking requirements for an Adult Cabaret or any other Sexually Oriented Business that features live entertainment shall be those provided for under Zoning Resolution Article 20 "Restaurant."
- c) Parking requirements for all other Sexually Oriented Businesses shall be those provided for under Zoning Resolution Article 20 "Convenience and Personal Services Uses."

32.04 SIGN REGULATIONS FOR SEXUALLY ORIENTED BUSINESSES.

- a) All signs shall be “building signs” as defined and regulated in the Zoning Resolution, but in no event shall the maximum allowable sign area exceed 40 square feet. Any address sign area shall be included in the maximum sign area calculation.
- b) Review and approval procedures for a sign permit for a Sexually Oriented Business shall be in accordance with the Zoning Resolution.
- c) No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the sidewalk or street in front of the building.
- d) Window areas shall not be covered or made opaque in any way. No signs shall be placed in any window. A one-square-foot sign may be placed on the door to state hours of operation and admittance to adults only.

Exhibit B – Internet Sweepstakes Establishments

The following definitions describe a relatively new phenomenon in the gaming industry. State legislature has not made a definitive ruling on whether or not “internet sweepstakes establishments” are truly gambling or not. Regardless, research has shown that these “casino-like” establishments can be deleterious to the surrounding neighborhood. The West Chester Township Board of Trustees have already placed a moratorium on these establishments that forbid the issuance of a zoning certificate. By specifically mentioning them in the Use Table and adding definitions, these establishments will not be permitted at all within West Chester Township.

9.50 Internet Cafe.

An Internet Cafe or cyber café is a place which provides internet access to the public, usually for a fee. These businesses usually provide snacks and drinks, hence the *café* in the name. The fee for using a computer is usually charged as a time-based rate. It does not include viewing or ability to view pornographic or sexually oriented materials.

9.51 Internet Sweepstakes Establishment

An internet sweepstakes establishment or sweepstakes establishment promotes the sale of prepaid internet time cards or phone cards or similar device to retail customers in varying amounts for use at its business location which entitle each cardholder to participate in sweepstakes. The sweepstakes system allows a customer to use the phone card or internet time cards or similar device at a game terminal to browse the internet or participate in games which reveal sweepstakes entries, prizes, prize values or the like.

Exhibit B – Internet Sweepstakes Establishments

**PERMISSIBLE USES, BY
DISTRICT
WEST CHESTER TOWNSHIP
ZONING
RESOLUTION**

P* = Subject to Approval Process, Pursuant to Article 26

P+ = Subject to Special Conditions of District

P = Permitted Use

C = Conditional Use

Shaded, Blank or Unlisted = Prohibited Use

OFFICE, BUSINESS, INDUSTRIAL, USES

USE	O-1	O-2	B-1	B-2	M-1	M-2	C-PUD	I-PUD	SP-PUD
office uses	P	P	P	P	P	P	P*	P*	
banks/financial institutions - no drive-thru	P	P	P	P	P+	P+	P*	P*	
day care centers	P	P	P	P	P+	P+	P*	P*	
bed & breakfast	P	P	P	P	P+	P+	P*	P*	
churches	P	P	P	P	P	P	P*	P*	
public/private elementary & high schools	P	P	P	P	P	P	P*	P	
public bldgs & properties of administrative, cultural, recreational, or service type including such buildings used to house not-for-profit organizations	P	P	P	P	P	P	P*	P*	
banks/financial institutions including drive-thru		P	P	P	P+	P+	P*	P*	
funeral homes		P	P	P	P+	P+	P*	P*	
radio/television studios		P	P	P	P+	P+	P*	P*	
art galleries & studios		P	P	P	P+	P+	P*	P*	
veterinarian offices & clinics w/ no breeding or boarding		P	P	P	P+	P+	P*	P*	
hospital & medical centers		P	P	P	P+	P+	P*	P*	
rest homes/nursing homes		P	P	P	P	P	P*	P*	
convenience business which cater to adjacent residential neighborhood			P	P	P+	P+	P*	P*	
personal service establishments			P	P	P+	P+	P*	P*	
restaurants - no drive-thru			P	P	P+	P+	P*	P*	
off premises advertising - Billboard signs			P	P	P	P	P*	P*	
financial institutions including drive thru			P	P	P+	P+	P*	P*	
public, private and business schools			P	P	P	P	P*	P*	
private clubs/lodges			P	P	P+	P+	P*	P*	
dwelling or dwellings if a part of an approved principal use permitted in this district			C	C	C	C	P*	P*	
auto service station/mechanical repair garages				P+	P+	P+	P*	P*	
auto, truck, trailer & farm implement s/s & serv				P+	P+	P+	P*	P*	
carpenter, electrical, plumbing, heating & air conditioning shops, printing, publishing and lithography shops, furniture upholstery shops				P+	P+	P+	P*	P*	
self-storage units, including outside storage				P+	P+	P+	P*	P*	
garden stores, supply centers, greenhouses				P	P	P	P*	P*	
hotels, motels				P	P	P	P*	P*	
extended stay hotels/motels				P	P	P	P*	P*	
night clubs, restaurants including drive-thru				P+	P+	P+	P*	P*	
animal hospital, veterinary clinic/kennels				P+	P+	P+	P*	P*	
commercial recreation				P+	P+	P+	P*	P*	
building material sales yard - no concrete mixing				P	P	P	P*	P*	
stone/monument works				P+	P+	P+	P*	P*	
theaters including drive-ins				C			P*	P*	

Exhibit B – Internet Sweepstakes Establishments

P* = Subject to Approval Process, Pursuant to Article 26

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P = Permitted Use Zoning Certificate

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**PERMISSIBLE USES, BY
DISTRICT
WEST CHESTER
TOWNSHIP
ZONING
RESOLUTION**

OFFICE, BUSINESS, INDUSTRIAL, USES

USE	O-1	O-2	B-1	B-2	M-1	M-2	C-PUD	I-PUD	SP-PUD
contractors equipment storage yard or plant				C	P+	P+	P*	P*	
trucking & motor freight station or terminal; carting express or hauling establishments; the storage of vehicles				C	P+	P+	P*	P*	
storage & sales of grain, livestock feed				C			P*	P*	
research & development facilities, distribution warehouses, wholesale warehouses, package delivery companies, bottling & packaging, manufacturing including: minor assembly, altering, fabricating, finishing, processing, treatment, storage and incidental sales					P+	P+		P*	
bldg material sales yards incl concrete mixing; retail lumber yards including mill work					P	P		P*	
manufacturing, assembling, processing, recycling, fabricating, finishing, testing, storing or other similar industrial actions						P+		P*	
auto wrecking & junk yards						C		P*	
animal slaughtering, stock yards						C		P*	
any use which conducts, as its principal activity, the production, processing, storing, or similar industrial action of solids, liquids, or gases, that have a degree of hazard rating in health, flammability, or reactivity of 2, 3, or 4 as ranked by the National Fire Protection Association 704						C		P*	
any use which involves incineration, processing, reduction, storage of garbage, debris, infectious or medical waste, dead animals, or other types of refuse						C		P*	
airports									P*
amusement centers/parks									P*
colleges/universities									P*
community centers & recreation areas									P*
museum & cultural centers, including outdoor theaters									P*
stadium & sports arenas									P*
mass transit terminals									P*
zoos									P*
internet cafes			P	P	P	P	P*	P*	
internet sweepstakes establishments									

Exhibit C – Methadone Clinics

Evidence presented in BZA Case Nos. 08-32-A and 08-32-B demonstrated the potential for negative secondary effects resulting from the presence of methadone clinics. Therefore, it would be appropriate through zoning to locate such clinics in an area where those negative secondary effects would be least likely to result. Provide as a conditional use methadone clinics and other similar high volume drug treatment centers as a conditional use in the B-2 and M-1 areas of the overlay district established in Section 32.02(C) as follows:

- 22.039 Methadone and similar high volume drug treatment centers, however, limited only to those B-2 districts that fall within the overlay district defined in Section 32.02(C).**

- 24.031 Methadone and similar high volume drug treatment centers, however, limited only to those M-1 districts that fall within the overlay district defined in Section 32.02(C).**

Exhibit D – Recreational and Commercial Vehicles

The West Chester Township Board of Trustees recently passed Resolution No. 06-2011 that regulates oversized vehicles when in the public right-of-way and within residential neighborhoods. The West Chester Community Development Department worked closely with the West Chester Police Department during the planning phase of this resolution so that similar text amendments could be concurrently adopted. The following text changes ensure consistency in the two department's definitions. They also clarify the time a vehicle can be left in a particular area such as the front yard.

9.18 COMMERCIAL VEHICLE. ~~A vehicle of one and one-half (1-1/2) ton and greater rated capacity used for occupational, employment or enterprise purposes that is carried on for profit by the owner, lessee, or licensee.~~ **Any vehicle or trailer that exceeds eighty-four (84) inches in width. The determining width shall be whichever of the following measures the widest: 1) the width as measured by the outside of the tire most protruding to the outside of the opposite most protruding tire, 2) the width of the box or 3) the width of the bed. A vehicle or trailer shall be exempt from this definition if the owner demonstrates that the vehicle or trailer is for personal use only, or that it is a Recreational Vehicle, or that it falls within the exemption for agriculture.**

~~11.063~~ 10.31 ~~The storage of a commercial vehicle of one and one-half (1-1/2) ton or greater rated capacity shall be prohibited in all residential districts.~~ **Commercial Vehicles. No Commercial Vehicle shall be parked on any lot within any residential neighborhood or agricultural district unless for the purposes of providing commerce or services to that property or unless being stored within an entirely enclosed building under the same ownership as the Commercial Vehicle. No Commercial Vehicle shall be parked on any lot within any commercial district unless it is for the purposes of providing commerce or services to that property, is licensed to or affiliated with the business located thereon, is being repaired thereon, or the lot is an approved truck terminal or truck stop.**

10.311 Section 10.31 shall not apply under the following circumstances: 1) If the driver of the vehicle is patronizing a location where the vehicle is parked for a period of time not to exceed four (4) hours within any twenty-four (24) hour period; 2) If the driver of the vehicle is visiting the driver's personal residence and the vehicle is parked for a period of time not to exceed four (4) hours within any twenty-four (24) hour period; or 3) If the Commercial Vehicle is parked at an establishment that offers overnight accommodations, provided the driver of the vehicle is a guest at such establishment.

9.84 RECREATIONAL AND CAMPING VEHICLES. ~~A motor home, mobile home, house trailer, truck camper, boat, travel trailer, and/or any other vehicle which is principally designed and used for recreation purposes, as opposed to being regularly used for transportation purposes~~ **A vehicle or trailer used exclusively for personal entertainment, including watercrafts, camping, or recreational travel, and which is not used in whole or in part for occupational, commerce or employment purposes.**

- 11.06 STORAGE OF RECREATIONAL, CAMPING, AND COMMERCIAL VEHICLES AND EQUIPMENT. **Provided the Recreational Vehicle is owned by the owner or renter of the premises on which it is being stored, the permanent storage of one (1) Recreational Vehicle, camper, or water craft shall be permitted, provided that it is stored within a fully enclosed building, or is not located within the front yard area. Such vehicle, camper, or water craft shall be located at least five (5) feet from any side property line, and not less than twenty-five (25) feet from any rear property line. Up to two One additional Recreational Vehicles, camper, or water craft may be stored on the premises outdoors, provided that no such vehicle may be stored in a front yard, and not more than one such vehicle may be stored in any side yard, it is located in the rear yard, except for corner or double frontage lots. For corner lots, two Recreational Vehicles are permitted in the side yard area which is parallel to the rear of the house. On double frontage lots, two Recreational Vehicles are permitted in the front yard, parallel to the rear of the house provided they are not located within the required yard setback area. All such vehicles stored outdoors must be is located at least five (5) feet from any side property line, and not less than twenty-five (25) feet from any rear property line. Recreational Vehicles are permitted in the front yard area for a period not to exceed forty-eight (48) hours in any thirty (30) day period for purposes of loading, unloading and accommodating visitors.**
- 11.061 All Recreational and camping Vehicles and equipment shall be free of fixed connections to water, gas, electric, or sanitary sewer facilities, and at no time be used for living or housekeeping purposes while stored on the premises, unless accommodating visitors during the limited forty-eight (48) hour period authorized above.
- 11.062 Such Recreational Vehicles or trailers shall carry a current year license and registration.

Exhibit E – General updates to reflect the department name change and to correct other typographical errors and numbering inconsistencies.

It has been discovered over the years that several typographical errors and numbering inconsistencies exist in the Zoning Resolution that need to be corrected. General updates are also necessary to reflect a department name change from “West Chester Planning and Zoning” to “West Chester Community Development”. These changes are clarifications only, they do not reflect any policy changes.

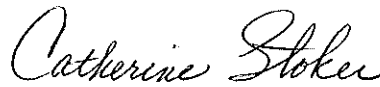
Within the West Chester Township, Butler County Zoning Resolution (“Resolution”), all references to “West Chester Township Department of Planning and Zoning” shall be changed to “West Chester Township Community Development Department.”

Within the Resolution, all references to “Director of Planning and Zoning” shall be changed to “Community Development Director.”

Within the Resolution, staff is authorized to renumber sections and subparagraphs (including those contained within this amendment), as well as cross references to other sections and subparagraphs, as necessary to maintain correct references.

Within the Resolution, staff is authorized to correct any typographical errors or formatting inconsistencies discovered.

Adopted this 14th day of June, 2011.



Catherine Stoker, President

YES

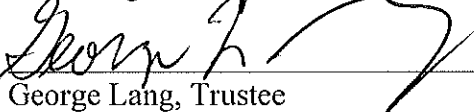
Yes / No



Lee Wong, Vice President

YES

Yes / No

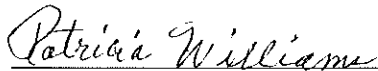


George Lang, Trustee

YES

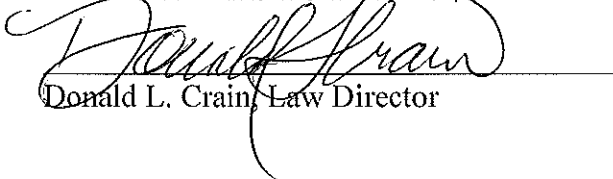
Yes / No

ATTEST:



Patricia Williams, Township Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director