

**HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
ORDINANCE NO. 274**

At a meeting of the Township Board of Howell Township, Livingston County, Michigan, held at the Howell Township Hall on March 12, 2018, at 6:30 p.m., Township Board Member Hohenstein moved to introduce the following Ordinance for posting, publication and final adoption, which motion was seconded by Township Board Member Howard:

An ordinance to enact a temporary moratorium for the period of 120 days on the approval of any new signs and billboards.

WHEREAS, the Township has adopted actual standards for signs and billboards, but those standards do not currently reflect recent legal developments that have clarified the permissible scope of sign regulations; and

WHEREAS, The Township wishes to engage in a review of its existing sign regulations to increase the conformity of those regulations with current shortfalls of the Township's sign regulations, including consistency with the Supreme Court's decision in *Reed v Town of Gilbert*, 135 S Ct 2218 (2015); and

WHEREAS, permitting signs or billboards during the moratorium that are inconsistent with the law or the Township's standards would undermine and potentially destroy uniformity in regulation of signs and create conflicts with future standards; and

WHEREAS, the Township has recently discovered this shortcoming in regulation and needs time to study the issue, draft new ordinance language, and take it through the review and approval process to revise the sign regulations in the Township to better reflect the advancements in sign technology, display methods, and the legal landscape; and

WHEREAS, the Township has a legitimate purpose in addressing the proper design, size, location and land use for such signs in the Township; and

WHEREAS, the Township is legitimately concerned that uses may be established in inappropriate or inadvisable locations before revised land use ordinances may be drafted and enacted, thereby defeating the purpose of new standards adopted by ordinance; and

WHEREAS, it is a routine and appropriate method to forestall such problems to enact a reasonable and moratorium on such signs in the Township until such an ordinance can be drafted and enacted; and

WHEREAS, the Township determines that the adoption of this ordinance is necessary to preserve the public peace, health and safety by preventing the inappropriate location and establishment of signs or billboards in the Township.

THE TOWNSHIP OF HOWELL, LIVINGSTON COUNTY, MICHIGAN, ORDAINS:

Section 1. Title: This Ordinance shall be known and cited as the Howell Township Sign Moratorium.

Section 2. Moratorium: The Township enacts a temporary moratorium on the approval, location, erection, construction or installation of signs or billboards in the Township for a period of one-hundred twenty (120) days to allow for the development of appropriate regulations for such signs and billboards.

Section 3. Severability: The provisions of this Ordinance are hereby declared to be severable and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the Ordinance which shall continue in full force and effect.

Section 4. Repeal: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. Effective Date: This Ordinance shall take effect immediately after publication.

YEAS: Howard, Melton, Hohenstein, Newstead, Counts, Coddington

NAYS: _____

ABSENT/ABSTAIN: Graham

ORDINANCE DECLARED ADOPTED 03.25.2018

Mike Coddington, Supervisor

Jean Graham, Clerk