

**Planning Commission  
Minutes  
February 1, 2016  
7:30 PM**

**Present:**

Brett MacKay  
John Vickers  
Matt Chartrand  
Nancy Becker  
Supervisor Laura Smith  
Edward Buonocore  
Mike Jayes  
Patricia Younce

**Absent:**

Joseph Vavra  
Rich Marino

**Staff:**

Carolyn McKelvie, Asst. Zoning & Planning Officer  
Jennifer Guckin, Director of Community Development and Code Enforcement  
Mary Stover, Township Engineer

**Opening Comments**

Mr. MacKay called the meeting to order at 7:30pm.

**First Order of Business**

**New Members**

Mr. MacKay welcomed two new members, Mr. Ed Buonocore and Mr. Mike Jayes, to the Planning Commission Board.

**Approval of the January 2016 Minutes**

Approval of the January 2016 Minutes was made with changes.  
Ms. Becker made a motion to approve the January minutes with corrections.  
Mr. Chartrand seconded the motion.  
All were in favor with Ms. Younce abstaining.

## New Business

### **Dock Woods Community, ZA15-02, Signage**

Mr. Andy Freimuth, Esquire presented a slide show and packet and explained what signage is currently in place at Dock Woods Community. He explained the use of Dock Woods and what it is zoned.

Mr. Freimuth stated that the existing signs are deteriorating. That the primary visitors to the site are elderly and they have received multiple complaints that the current signage is not clear.

An aerial slide show of the property and all of the roads connecting the different housing was shown and Mr. Freimuth explained where all of the existing signs are located and where they would like to place the proposed signs. He expressed that the proposed text amendment would have a limited impact.

The main entrance signs are being proposed with a new height of 10 feet. This was discussed in detail. Mr. Freimuth explained that the 3 additional proposed freestanding signs will allow visitors, who are elderly, to have a safe and easy way to locate The Village, The Gardens and The Acres from other streets.

Ms. Stover went over her review letter regarding this text amendment and the review letter from the county.

The signs along Gehman and Tomlinson were discussed and the proposed sign that would be adjacent to a residential area. Size/square feet of what is allowed now and what is being proposed was discussed.

Mr. Freimuth stated that they felt the size is consistent at 32 square feet and it is a critical issue as Gehman Road almost functions as an access road to a lot of traffic.

Ms. Younce asked if there was a sign currently on Tomlinson Road and Mr. Freimuth stated no.

Ms. Stover asked if there are any emergency accesses to the site and Mr. Freimuth said that there are 2; one on Gehman and one on Tomlinson. He stated they have no intention to put signage on the access drives.

Ms. Younce questioned the size of the sign and the illumination.

Ms. Stover stated that 25 square feet is allowed in residential and 32 square feet in being proposed and Mr. Freimuth stated the letters would be internally illuminated.

Mr. Buonocore asked if they spoke to the neighboring residents and Mr. Freimuth answered no, but they would be willing to. Ms. Stover said this affects all people who drive this road.

Ms. Stover went over the signs at the main entrances and the size proposed which is 90 square feet. She stated this is significantly larger than anywhere else in the township. Mr. Freimuth mentioned a 1993 ZHB decision granting them the current square footage, excluding height.

Ms. Younce asked to see the 1993 ZHB decision and Ms. Guckin made copies for the Planning Commission members.

Ms. Becker asked if the sign is higher due to the allowance for the addition of "Living Branches" and could they make it smaller to lessen the height? Mr. Freimuth stated yes they would look into that.

Mr. Chartrand asked if the sign is single sided? And stated he would want that noted that the signs may only be single sided. Mr. Freimuth agreed to this.

Mr. MacKay questioned the direct illumination of the signs and Mr. Freimuth stated that it would just be the letters.

Mr. Chartrand asked if there would be any up-lighting. And Mr. Freimuth state they were not planning on any. Ms. Stover stated that external illumination is what is allowed in the code.

Ms. Stover continued her review and went over the comments from the County Planning review. She discussed what could be simplified. She noted a change that, with the way the ordinance is written, it could be confused as plural with more than one sign at each location and not just one location. Mr. Freimuth stated he is willing to change that.

Ms. Stover commented on the height issue and the comments from the county and calculating the size of the signs. She also mentioned that awning signs at 7% are difficult to calculate and 16 square feet is too much. Mr. Freimuth stated that he is willing to conform to that and consider changing the 7% and will come up with a better calculation.

Ms. Younce stated that after reviewing the 1993 ZHB decision it does not give an explanation of why the 90 square feet for the entrance signs are allowed. She asked why they need this area to be so big. Mr. Freimuth stated that the area can handle the impact of that size sign.

Ms. Younce asked if he felt the people could find it at the allowed size and Mr. Freimuth answered he did not think so due to the speed limit, the location, night time, the intersection and the characteristics of elderly drivers. He also mentioned that the 90 square feet was previously approved. Ms. Stover added that there was not a variance on the height and it was not mentioned.

Ms. Becker commented that 90 square feet from ZHB was fine; however, she felt they are asking for many other things with this amendment and thinks that 10 feet for height is huge. She asked if they could make a concession for height. Mr. Freimuth stated he is willing to do some recalculating in regards to the height of the signs.

Mr. Chartrand questioned the internal illumination near the residential area. Mr. Freimuth stated he will look into the illumination issue. There was discussion regarding what is allowed next to a residential area and if they had any examples of the illumination. Mr. Freimuth will get some examples for the Planning Commission members.

Ms. Stover stated we will get the exact way to calculate signs since the ordinance has changed and send it to Mr. Freimuth.

Mr. MacKay asked if there were any further questions and there were none.

Mr. Freimuth stated that since he would not be getting a recommendation for the amendment he will make some necessary changes and come back to look at these changes again with the Planning Commission members.

## **Old Business**

### **Sign Ordinance**

Ms. Stover, from CKS Engineers, presented multi family, definitions and prohibited signs for review. She explained that some have the height and size in the definition section and it is sometimes difficult to find when figuring out signs allowed. Ms. Stover asked if the Planning Commission members thought we should take that out and just make a definition section. Ms. Younce agreed that this would be a good idea.

Ms. Stover went over the model ordinance from the County and the chart comparing sign ordinances with other townships. Ms. Stover reviewed the prohibited sign section and there was a discussion regarding vehicle signs.

Ms. Stover discussed the section on illuminated signs that is in the model ordinance and suggested this should be included.

Mr. Chartrand mentioned signs that emit smoke or vapors and that we should add that to the prohibited signs.

Ms. Stover also mentioned that balloon type signs should be prohibited or mentioned as well. And there was a discussion regarding advertising townhouses.

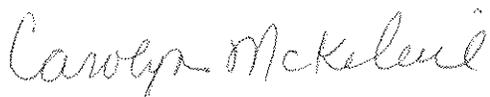
Ms. Stover stated she will pull together some text to review and go over exempt signs at the next meeting.

Mr. MacKay asked if there was any additional business.

Ms. Younce asked about the wind ordinance and Ms. Guckin explained that a supervisor wanted to explore the roof mounted option before they approved the new ordinance. She stated someone is scheduled to come speak about the roof mounted systems.

Ms. Becker made a motion to adjourn and Ms. Younce seconded. Mr. MacKay adjourned the meeting at 9:00pm.

Respectfully submitted,



Carolyn McKelvie  
Asst. Zoning & Planning Officer

CM/dh