

**Planning Commission  
Minutes  
March 7, 2016  
7:30 PM**

**Present:**

Brett MacKay  
Joseph Vavra  
Matt Chartrand  
Nancy Becker  
Edward Buonocore  
Mike Jayes  
Rich Marino

**Absent:**

Patricia Younce  
John Vickers

**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.

**Approval of the February 2016 Minutes**

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

**New Business**

**Royal Farms, Moreland Development, LLC, #ZA 2016-01, Text Amendment**

Ms. Christen Pionzio from Hamburg, Rubin, Mullin, Maxwell & Lupin, PC presented a slide show including site plans and explained the use and land development process that they will start. She stated that her client was here to ask for a text amendment to the Zoning Ordinance to allow gas on a smaller parcel.

Mr. Chartrand asked what the ordinance requires now and Ms. Pionzio answered 2.51 acres and they would be asking them to allow one acre as they will be getting rid of a building on this lot.

Mr. Vavra asked how many pumps will be installed and Ms. Pionzio stated eight pumps.

Mr. Jayes asked about the parking lot behind the existing house and Ms. Pionzio explained that they have discussed this with the hotel and possibly sharing this parking area.

There were questions asked regarding the location of the new building, the pumps and how it will look on the smaller lot.

Mr. Vavra stated he felt that one acre seemed small.

Ms. Pionzio stated since they will be combining two parcels. They have other Royal Farms on similar sized lots that work nicely.

There was a discussion regarding access for cars to get around. Ms. Stover stated yes they would be eliminating the one way access and adding a two way traffic access.

Mr. Marino asked if Royal Farms had to modify their prototype in order to make it fit on this lot. Ms. Pionzio stated no. This is a standard prototype for Royal Farms.

Mr. Vavra asked how many parking spots would there be and Ms. Pionzio stated 40 spaces. She stated that the ordinance requires 24 plus they would be sharing some with the hotel.

Mr. Jayes asked what is the regular gas station lot size? They answered one acre is required for a regular service station.

There was a discussion regarding size of Royal Farms, size of lot, parking and Ms. Pionzio explained why they are presenting this plan and explained that the combined size of both lots will be 1.45 acres.

There was concern regarding the building, pumps and parking fitting properly on this lot size.

Mr. Jayes asked if the slip ramps coming off of the turnpike will be addressed and they stated, yes.

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

Mr. Marino made a motion to recommend to the Board of Supervisors to approve the change for the text amendment from 2 ½ to 1.25 acres with keeping in mind the Montgomery County Planning Commission comments for this amendment.

Mr. Vavra seconded the motion. All were in favor.

### **Old Business**

#### **Dock Woods, # ZA 15-02 – Signage**

Mr. Andy Freimuth, Esquire, handed out additional slides which showed the revised signage that was discussed at the last meeting.

Mr. Freimuth showed the detail and revised signs at the main entrance and how they will look with the changes. They reduced "Living Branches" on the sign and it is now 77.9 square feet and not 90 square feet as before.

The overall reduction created the height to drop from 10' to 9' and to the top of the letters it is 6' 11".

Mr. Freimuth presented lighting samples and showed that the letters in the signs would be illuminated as opposed to external lighting which creates a glare and is actually more lighting.

Mr. Freimuth went over the freestanding signs at Tomlinson and Gehman Roads. He showed proposed landscaping and what they would look like at night as these signs would be next to a residential area. An aerial view of the intersections was shown and the signs.

Other revisions that were presented were that there would be a modification in the ordinance language stating the signs would only be one-sided and the height would be clarified.

Ms. Stover went over the letter CKS prepared on the revised ordinance and explained their recommendations. She asked if the Planning Commission wanted the language to limit the amount of 32 square foot signs allowed. She stated they could limit it to two 32 square foot signs.

Ms. Stover summarized the ZHB decisions from the case for Dock Woods and went over the additional signs noted on Detwiler Road; one for the gift shop and one for hiring. There were no permits obtained for these signs.

Ms. Stover defined "on-premise" vs. "internal" signs and discussed that the internal signs are not visible from the street.

Ms. Stover went over the county recommendation of all directional signs being six feet high and that projecting signs are prohibiting and will need to be deleted. There was also a change in the language that the parallel signs needed to be worded as parallel wall signs.

Mr. Vavra asked if everything is in accordance with the ordinance. Ms. Stover stated yes, except for the size of the signs.

Mr. Chartrand asked if there was any external illumination in the addendum. Mr. Freimuth stated there is none.

Ms. Becker asked if one of the signs is facing perpendicular to Tomlinson and Mr. Freimuth stated yes.

Ms. Becker warned them that the design should reflect the Architectural Design Standards of the Village Overlay District for Kulpville and the Sign Standards.

Mr. MacKay asked if there were any other questions or comments and there was none.

Mr. Vavra made a motion that the Proposed Zoning Amendment for Dock Woods Community signage regulations, as proposed by the applicant and including the engineering letter from CKS, be recommended to the Board of Supervisors. Mr. Marino seconded the motion. All were in favor.

### **Sign Ordinance**

Ms. Mary Stover from CKS Engineers went over the changes to the sign ordinance to date. She stated that the changeable copy for signs has been updated. She went over the highlighted areas on the handouts and mentioned the language changes and what was taken out.

Ms. Stover went over the definition changes and stated that she put those in the definition section in regulation by type of sign.

Ms. Stover stated that the section for calculating signs was now clear and consistent.

Discussion regarding the county recommendation that the signs be content neutral and “free speech” allowed to say anything but can regulate inappropriate words.

There were a lot of prohibited signs added and Ms. Stover went over the list.

Discussion regarding sandwich boards and that they should possibly be allowed in cases such as The Mill on Sumneytown Pike.

Ms. Stover went over the signs that are exempt from obtaining a permit. There was a discussion regarding flag signs vs flags which Ms. Stover will make some changes on for the ordinance.

Ms. Stover will continue to make changes, bring another section and any updated changes to the next meeting.

Mr. MacKay stated that there was additional information. Planning Commission member Mr. John Vickers has resigned.

Mr. MacKay asked if there were any other comments. After hearing none, he asked for a motion to adjourn the meeting. Mr. Vavra made a motion to adjourn the meeting. Ms. Becker seconded the motion. All were in favor.

The meeting was adjourned at 9:30 PM.

Respectfully submitted,



Carolyn McKelvie  
Asst. Zoning & Planning Officer

CM/dh