

**Planning Commission
Minutes
May 2, 2016
7:30 PM**

Present:

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

Absent:

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 March and April 2016 Minutes

Approval of Minutes for March 2016 was made. Mr. Vavra made a motion to approve the minutes and Mr. Chartrand seconded. All were in favor. Ms. Younce abstained.

Approval of Minutes for April 2016 was made with one change. Mr. Vavra made a motion to approve the minutes and Mr. MacKay seconded. All were in favor. Mr. Marino and Ms. Younce abstained.

Old Business

Sign Ordinance

Sign Ordinance was presented by Ms. Mary Stover from CKS Engineering.

Ms. Stover went over the revised sign ordinance and proposed changes.

There was a discussion regarding temporary signs, permit requirements and duration of temporary signs.

Political signs and not requiring a deposit were discussed.

There was a discussion regarding illegal signs and how they get fined and/or notified to remove the sign.

Ms. Stover went over sandwich board signs and the criteria for the commercial district for them and that they are not allowed in the Overlay District.

Ms. Becker mentioned the sandwich board signs at North Montco Vo-Tech and asked if they would be allowed.

Ms. Stover stated that they can be permitted in the institutional district only. The Planning Commission Members agreed to have the sandwich board signs allowed in the commercial district and the IN district.

Farm stand signs were discussed and signs exempt from a permit.

Ms. Stover asked the Planning Commission Members if they wanted to allow slightly bigger signs in the Residential Business Overlay District, which was adopted last year and is currently not mentioned in the sign ordinance. Ms. Stover asked if the Planning Commission Members wanted to specifically state what is allowed or follow the same as other residential districts.

Mr. Chartrand suggested 6 feet, or 8 feet, asked if it should be bigger than 10 feet? Mr. Marino stated the signs allowed should not be huge; they should not look out of place.

Ms. Stover explained the existing signs in that area before the new Overlay and that they would not have to be changed.

Mr. Marino suggested 50 square feet maximum.

Mr. Chartrand went over maximum size of signs in the commercial district.

There was a discussion regarding the size of the signs. Mr. Vavra stated that 48 square feet was fine by him. Mr. MacKay suggested making the maximum allowed for the new Overlay district at 48 square feet.

Ms. Stover reminded them that this is still residential area but will write it up. There was a discussion regarding illumination for these signs and keeping it directly and indirectly illuminated.

Mr. Jayes asked about a standard size for signs and Ms. Stover said she did not know of a "standard".

Ms. Stover went over billboards and referenced back to compliance and to article 8. Definition section was reviewed and changes were made to match sign related things and to explain the definition of sign area.

Ms. Stover explained some definitions were removed so there would not be conflicts. She recommended making a couple of revisions then sending it off to the MCPC, as well as the Solicitor, for review.

The Planning Commission Members were all in favor of doing this and Ms. Stover stated that she will also add the Dock Woods changes and the new Overlay District to the revisions.

New Business

Zoning Text Amendment, ZA #2016-02, Entertainment/Lifestyles Overlay District

Ms. Guckin stated that a representative from PSDC was scheduled to be present at this meeting, but since there was no representation she asked if the Planning Commission Members would like to review what there is. She stated that the Entertainment/Lifestyles Overlay District stems from some potential tenants that are negotiating with PSDC for this area at 1758 Allentown Road.

Ms. Guckin mentioned a few of the potential tenants being Lidel's, a European Grocery Chain, The Movie Tavern and one or two gyms.

The members decided to go over a few things regarding this proposal.

Mr. Marino asked if we can discuss uses by right. Ms. Younce also wanted to discuss uses by right.

Ms. Stover mentioned what is allowed in the LI district.

Mr. MacKay asked about the compatibility of the uses in the Overlay for this district and the current LI uses and there was a discussion regarding use of the Overlay or having to pick and choose the underlying zoning or the overlay.

Ms. Stover explained that they can do all underlying uses or if using the Overlay district they must just use the uses in the Overlay.

Ms. Younce mentioned prospective restaurant tenants who were interested in Tollgate but could not go into that development because a drive through was not allowed.

Mr. Jayes asked if the purpose of the Overlay is so that parking can be shared and Ms. Stover said it is encouraged but they cannot be made to.

Ms. Younce expressed that a perspective tenant such as the Movie Tavern would have certain signs as part of their branding and lights and asked if the Planning Commission can make exception to this?

Ms. Stover explained that a conditional use would be needed if in the Overlay was used and the Supervisors will be allowed to modify signage, lights, etc.

Mr. Buonocore asked if a traffic impact study would be done and Ms. Stover stated yes.

Mr. Buonocore and Mr. Vavra mentioned traffic being tight at the intersection near the sight and the concern of flooding with more development.

There was a discussion regarding signs in the Overlay that are being proposed.

Mr. MacKay suggested that the solicitor should come in when PSDC presents at the next meeting since some of the concerns of the Planning Commission were legal in nature.

Ms. Stover mentioned that a proposed sign package was sent in but no layout as of yet.

Mr. Vavra mentioned making a time that the lighted signs would be turned off and Ms. Stover stated the current ordinance does not have a time for commercial signs to be turned off that are lit. Mr. Vavra stated that if it abuts a residential neighborhood that, maybe, there should be a time. Ms. Stover mentioned that this was brought up before and there was a discussion regarding a shut off time for Commercial lit up signs near residential areas. Ms. Stover suggested we could add this to the sign ordinance that a commercial sign should be shut off one hour after closing if adjacent to a residential area.

Mr. MacKay, Ms. Younce and Mr. Vavra agreed with this. Ms. Stover stated she would change it.

Ms. Guckin asked if there were any specific concerns she could let PSDC know about so that they can be prepared for the June meeting? The Planning Commission members stated that the issues discussed tonight should be addressed at the next meeting.

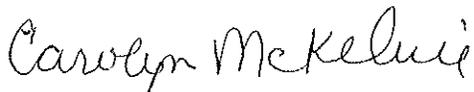
Mr. Mackay asked if there was any other new business.

Ms. Becker mentioned the new proposed gas station on Sumneytown has a large drop off - behind the building. Ms. Stover responded that yes, they will need grading for that.

Ms. Becker asked about a building lot for sale on Bridle Path and Ms. Guckin explained the 3 building lots and said she would check on the permits regarding this and the grading.

Mr. MacKay asked if there was any other new business and hearing none asked for a motion to adjourn. Ms. Becker made a motion to adjourn and Mr. Vavra seconded the motion at 8:36 PM.

Respectfully submitted,



Carolyn McKelvie
Asst. Zoning & Planning Officer

CM/dh