

**MINUTES OF THE PLANNING COMMISSION
UPPER POTTS GROVE TOWNSHIP**

April 12, 2010

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, April 12, 2010, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer, John Ungerman and Donald Nice present. Also present were Township Engineer John Theisen, County Planner Michael Narcowich, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:05 p.m. There were 3 people in the audience.

APPROVAL OF MINUTES – A motion by Ungerman, seconded by Bealer, to approve the minutes of February 22, as amended. All aye votes. A motion by Ungerman, seconded by Bealer, to approve the minutes of March 8, 2010, as written. All aye votes.

LED/DIGITAL SIGN REGULATIONS – County Planner Mike Narcowich briefly reviewed the changes to the proposed regulations. The first change involves allowing these signs to be permitted in the Retail Office, Limited Industrial and Route 100 Overlay zoning districts, and removing the 2,000 foot spacing requirement between signs. The second change involves making the 15 foot height requirement apply only to the LED portion of the sign and not to the entire sign. Mr. Taylor explained that the intent behind this change was to reduce the impact of the sign in areas relatively far from the sign. In response to a question from Mr. Ungerman, Mr. Narcowich advised the maximum height for signs in the Retail Office District is 35 feet. **Donald Young, 56 Harding Street**, advised that he believes 15 feet is appropriate for our Township. The third change involves utilizing the same setback requirements for LED/digital signs as for signs not utilizing LED/digital signs. The fourth change involves requiring the sign posts to be a minimum of 10 inches in diameter. The fifth change involves adding a section that states “the sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur”. Mr. Ungerman expressed concern with the change rate restriction for LED signs. After much deliberation, the Planning Commission agreed to revise the change rate to 10 minutes as opposed to 15 minutes. In response to a question from **Donald Young, 56 Harding Street**, Mr. Narcowich advised that the LED signs are allowed on 24 hours. The sixth change involves requiring a black background when alphanumeric text is displayed on a background. The Planning Commission was concerned with the new language for background and suggested Mr. Narcowich research maybe changing the language to have something to do with the contrast of the sign. The seventh change involves requiring the contrast levels “for each image” to remain constant throughout the sign face. The last change involves the requirement to reduce the illumination intensity of the sign “as ambient lighting conditions change”. The Planning Commission agreed to table any recommendation on these proposed regulations since there are some minor changes that still need to be made.

REGUATIONS FOR PROJECTED SIGNS/MURALS – Mike Narowich briefly reviewed the changes to the proposed regulations. The revisions include changing “projected sign” to “projected light sign” and changing the definitions of projected light sign and mural sign to make them clearer. The Planning Commission agreed to table any recommendation on these proposed regulations until they are ready to make a recommendation on the proposed LED/digital sign regulations.

#4-09 COMMERCE CORNER – master plan – Mr. Taylor explained that the master plan is just the plan along with a description containing the general overview of the project. He further explained that this is an opportunity for the Regional Planning Commission to review and make comments on the proposed plan. Mr. Narcowich advised that the master plan should include the most recent plan. Mr. Taylor explained that the plan could change every week based upon the businesses that will be located at the site. Mr. Narcowich recommended that appropriate signage for navigation into, out of and through the development be included. He further recommended that a note be added to the plan relating to the impact this development will have on Pottstown Plaza. In response to a question from **Diana Updegrove, 1404 Farmington Avenue**, Mr. Taylor advised there is new sidewalk proposed as part of the development. Mr. Taylor advised that the master plan will be reviewed by the Regional Planning Commission at their next meeting.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENTS –

Mr. Taylor explained that several years ago, the Township attempted to remove some of the technical items out of the ordinance and place them in a construction manual document. However, some minor items were inadvertently removed. The proposed ordinance would re-institute those items and also make the housekeeping and technical changes that are necessary as well as change some of the inconsistencies and incorrect data. Mr. Miller expressed concern regarding the minimum radius of the pavement edge or curb as it relates to Commerce Corner. Mr. Taylor advised that these are standards numbers and do not relate to Commerce Corner. A motion by Ungerman, seconded by Nice, to recommend to the Board of Commissioners approval of the subdivision and land development ordinance amendments. All aye votes.

ADJOURNMENT – A motion by Miller, seconded by Ungerman, to adjourn the meeting at 7:25 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick, Recording Secretary