

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

**September 13, 2010**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, September 13, 2010, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller and John Bealer present. Also present were 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 4 people in the audience.

**APPROVAL OF MINUTES** – A motion by Miller, seconded by Bealer, to approve the minutes of June 14, 2010, as written. All aye votes.

**LED/DIGITAL SIGN REGULATIONS** – The Planning Commission briefly reviewed revised regulations dated September 9, 2010. In response to a question from Mr. Miller, Mr. Narcowich advised that a lot of municipalities are adopting regulations for LED/digital signs. In response to another question from Mr. Miller, Mr. Narcowich advised that there are not many municipalities that are prohibiting these types of signs, but rather they are regulating these types of signs. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners approval of the proposed regulations for LED/digital signs. All aye votes.

**PROJECTED LIGHT SIGNS/MURALS** – The Planning Commission briefly reviewed revised regulations dated April 19, 2010 for projected light signs and murals. Mr. Narcowich explained that these types of signs will be treated as parallel wall signs. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners approval of the proposed regulations for projected light signs and murals. All aye votes.

**ROUTE 100 OVERLAY DISTRICT** – The Planning Commission reviewed proposed regulations dated September 10, 2010 for the Route 100 overlay district. Mr. Narcowich explained that the definition for the proposed overlay district defines the area of N. State Street as the area for the overlay district. He further explained that all access for any proposed development in the overlay district must come off of Upland Square Drive. The Planning Commission discussed changes to the proposed regulations as recommended by Mr. Miller. These changes include adding a section to B.2 regarding on-site drainage systems and reusing water, changing the width of the buffer and adding additional language to the section on property line buffer, and adding language to the section on fences/walls. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners approval of the Route 100 overlay district and the proposed regulations for the district. All aye votes.

**ADJOURNMENT** – A motion by Miller, seconded by Bealer, to adjourn the meeting at 6:35 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary