

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

April 11, 2011

The regular meeting of the Upper Pottsgrove Township Planning Commission was held on Monday, April 11, 2011 at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman, Herbert Miller, John Bealer and Donald Nice being present. Also present were Township Manager Jack Layne and County Planner Michael Narcowich. The meeting was called to order by Chairman Taylor at 6:05 p.m. There was no one else in attendance.

APPROVAL OF MINUTES- A motion by Mr. Nice, seconded by Mr. Ungerman, to approve the March 14, 2011 meeting minutes submitted. All aye votes.

OLD BUSINESS

A. Zoning Ordinance Amendments

Mr. Nice began discussion on the proposed Zoning Ordinance Amendments by stating that the proposed document did not clearly state the time frame for when the Contractor Signs should be removed. It was noted that on page 17 of the proposed Ordinance that Construction Signs must be removed within 10 days after the project is completed. Mr. Taylor stated that the definitions section of the proposed Ordinance only provides the definition and not other information such as measurements, etc. Mr. Nice further stated that a deadline for the removal of the Contractor Sign should be stated. Mr. Nice recommended, which was agreed to by consensus, that page 16 Section E. be amended to add the language stated in K (2) on page 17 that “the sign must be removed within ten (10) days after the project is completed..”

Mr. Nice then stated that it was his understanding that Snipe Signs as defined on page 8 of the proposed Ordinance was a sign placed by those residing outside of Upper Pottsgrove Township. Mr. Ungerman stated that residents of the Township could also place Snipe Signs in the Township and he further stated that Snipe Signs were illegal regardless as to who would place them in the Township. Mr. Taylor stated that Snipe Signs were prohibited signs. He added that perhaps there might be some confusion with Snipe Signs being Special Event Signs, which they were not. He stated that Snipe Signs are signs such as those stating “We Buy Houses” that might be affixed to a pole on Commerce Drive without a permit in a public right-of-way.

Mr. Nice inquired about the language for Yard Sale Signs. He stated that he saw some benefit in having the owner of the property having the yard sale providing a financial deposit to the Township that is to be returned to them once the Yard Sale Sign had been removed. Following a brief discussion on this matter, it was agreed that this matter would be discussed more extensively at a later time.

Mr. Taylor began review of the April 11, 2011 letter regarding this Ordinance that was provided by Mr. Narcowich. It was agreed that in Section 350-138 that language should be revised to state “Signs Allowed by Right” rather than to say “signs permitted”.

With respect to Special Event Signs, Mr. Narcowich stated the language governing these signs would be different in the RO and Route 100 areas. Mr. Ungerman recommended that point (4) on page 19 providing language on Special Event Signs be added to the description of these signs provided on page 13. There was discussion about Parallel Wall versus Flush Mounted Signs. Mr. Narcowich stated that there was no definition in the Ordinance for a Parallel Wall Sign and that the term Flush Mounted Sign be used throughout the proposed Ordinance as opposed to Parallel Wall Sign. Mr. Miller suggested that parenthesis could be placed adjacent to Parallel Wall Sign stating Flush Mounted Sign. After further discussion on this matter, there was a consensus that the Parallel Wall Sign be used as opposed to Flush Mounted Sign. Mr. Narcowich noted that there was a catch-all provision in zoning's prohibited sign section (350-170.O) for Chapter 283 but the same catch-all provision was not provided in Chapter 283. Following a brief discussion regarding the possible revision of (7) and (9) on page 13 regarding Prohibited Signs, there was agreement that (7) and (9) should remain. Following a brief discussion, it was agreed that Incidental Signs should be consistent with size, i.e., Chapter 283 states that Incidental Signs can be 3 feet while Section 350 stated 2 feet for this sign, and that 3 feet should be allowed for Incidental Signs. It was agreed that the Township did not want to inhibit the new technology provided by LED and Digital Signs and that they were similar to our televisions. With respect to Special Event Signs, Mr. Narcowich recommended a 32 square foot size limit. Following further discussion on this matter, there was a consensus that 32 square feet should be the size limit for Special Event Signs. It was noted that the minor text editing recommended by Mr. Narcowich would be implemented. Mr. Taylor stated by consensus that the Board of Commissioners should consider the proposed changes to the proposed Ordinance as submitted.

NEW BUSINESS

There was no New Business.

IV. BUSINESS FROM THE FLOOR

Mr. Ungerman stated that he would not be in attendance at the next scheduled Planning Commission meeting.

There was no other Business from the Floor.

V. ADJOURNMENT

Mr. Miller moved, and Mr. Bealer seconded, that the meeting be adjourned at 6:55 P.M. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary