

**MINUTES OF THE PLANNING COMMISSION  
UPPER POTTSBROOK TOWNSHIP**

**April 9, 2012**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, April 9, 2012, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman and William Hewitt present. Also present were Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:00 p.m. There were 2 people in the audience.

**APPROVAL OF MINUTES** – A motion by Bealer, seconded by Ungerman, to approve the minutes of February 13, 2012, as written. All aye votes.

**ZHB #2-12 CHARLES ZOTHNER** – Charles Zothner was present to discuss his request for a variance from Section 350-140.1(1) and Section 350-138F (1, 2 and 3) of the Zoning Ordinance to allow the placement of two (2) signs on the premises at 2203 N. Charlotte Street where it intersects with Mock Road, in the R-1 District. He explained that the one (10) sign would be a 3 foot by 16 foot sign with illumination at night and the other sign would be a 5 foot by 5 foot window sign. Mr. Taylor explained that even though the property is zoned residential, the area where this property is situated is mainly commercial. He further explained that the Zoning Ordinance does allow for some signs in a commercial area and noted that there are billboard signs across the street from this property. In response to a question from Mr. Bealer, Mr. Zothner explained there would be external lighting. In response to a question from Mr. Ungerman, Mr. Zothner explained the signs would be on the side of the property facing Charlotte Street. In response to a question from Mr. Bealer, Mr. Zothner explained that the proposed window sign would be located on the glass with vinyl. Mr. Taylor noted that the size of the sign fits in with the commercial area but the lighting of the sign could pose a problem. In response to a question from Mr. Hewitt, Mr. Taylor explained there is farmland with billboards across the street from the property in question. A motion by Ungerman, seconded by Hewitt, to recommend to the Zoning Hearing Board approval of the applicant's request for variance to allow the two (2) signs as proposed. All aye votes.

**ADJOURNMENT** – A motion by Ungerman, seconded by Hewitt, to adjourn the meeting at 7:20 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary