

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

SEPTEMBER 12, 2016

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, September 12, 2016, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman, John Bealer, Greg Churach and William Hewitt present. Also present were Township Manager Carol R. Lewis and County Planner Donna Fabry. The meeting was called to order by Chairman Taylor at 7:00 p.m.

APPROVAL OF MINUTES – Motion by J. Bealer, seconded by W. Hewitt and unanimously carried to approve the minutes of March 14, 2016, as presented.

NEW BUSINESS

ZHB #01-16 – 908 Commerce Drive Assoc., LP – The property is located at Commerce Drive and Route 100. They need to get a sign that their tenants will approve of. The Township’s Sign Ordinance is quite restrictive. Gabe Clark is the owner of Catalyst Development. They are investing \$750,000 to upgrade the building. It was built in 1968 when the roads and the speeds were different. It is a gateway property to the Route 100 corridor. The signs being proposed are in keeping with other signs in the area. The proposed sign is not overwhelming for the size of the building. The Board discussed the road configuration and visibility. In that area there are multiple lanes and three frontages. They are changing the use of the property from a warehouse to retail and they need to be able to entice customers. W. Hewitt questioned the lighting on the sign. Jack Carson explained that it is a self-contained illuminated sign and it is not as bright, the letters are lit up. It is much lower than neon or fluorescent and is very clean and efficient. G. Clark explained that they applied for the smallest sign they feel would be viable for the location. They presented a sign legibility study that was done by the U.S. Sign Counsel. G. Clark explained that this is a key component and they do not believe there will be any other issues that they will need relief for. J. Carson explained that in L1 Zoning sixty square foot is the maximum on a property and a zoning reclassification would not get them any more relief. He also pointed out that the township’s ordinance does not speak to the number of signs allowed on the building. E. Taylor agreed that our ordinance along Route 100 is restrictive. D. Fabry explained that the County’s model sign ordinance allows what is proposed and reasonable for speeds being traveled on Route 100. Motion by W. Hewitt seconded by J. Ungerman and unanimously carried to recommend approval of the variance to the Zoning Hearing Board. J. Bealer suggested that they show more pictures of signs in the area.

SIGN ORDINANCE – The Board asked Donna Fabry to look at our current ordinance and give some guidelines. D. Fabry discussed model sign ordinances. W. Hewitt felt that the chart that was presented to the Board would be a good start. D. Fabry agreed as it was similar to model sign ordinances for commercial areas as opposed to town centers for walkers. She said that they can adapt the current ordinance by sign type and by district. The ordinance does seem to comply with recent court decisions.

ADJOURNMENT – Motion by J. Ungerman, seconded by G. Churach and unanimously carried to adjourn the meeting at 7:47 pm.

Respectfully submitted,

Carol R. Lewis,
Township Manager