

EDGMONT TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 26, 2010

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Work Session – Members of the Planning Commission, municipal professionals, and the administrative staff members attended an advertised work session, which commenced at 6:30 p.m. During this time, those in attendance discussed the proposed amendments to the Township’s sign regulations. A summary of the discussion can be found under “Old Business.” No action was taken.

1. Open Meeting & Pledge of Allegiance: Mr. Miller called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Chip Miller, Chairman; Robert Bristol, Member; Eleanor Tickner, Member; David Malman, Esq., Planning Commission Solicitor; Edward Theurkauf, Township Land Planner; and Christopher Bashore, Assistant to the Township Manager. Susan Sharp, Building Department Administrator, was also in attendance to discuss the proposed revisions to the Township’s sign regulations. Joseph Raspa, Vice-Chairman; Randy Bates, Member; Samantha Reiner, Township Manager; and Michael Conrad, P.E., Township Engineer, were absent. There was 1 guest.
2. Public Comment: There was no public comment at this time.
3. Approve Agenda: Mrs. Tickner made a motion to approve the agenda for the April 26, 2010 regular meeting of the Planning Commission as presented. Mr. Miller seconded the motion. There was no further discussion and the motion approving the agenda passed unanimously.
4. Meeting Minutes:
  - March 22, 2010: Mrs. Tickner made a motion to approve the minutes from the March 22, 2010 regular meeting of the Planning Commission as presented. Mr. Miller seconded the motion. Mr. Bristol abstained due to his absence from the meeting. There was no further discussion and the motion approving the minutes passed with two (2) “Yes” votes and one (1) abstention.
5. Manager’s Report: Mr. Miller stated that the Manager’s Report for the month of April had been received and reviewed by the members of the Planning Commission.
6. Old Business:
  - a. Proposed amendments to the Township’s sign ordinance

Present: Susan Sharp, Building Department Administrator

Mr. Miller stated that the Planning Commission reviewed the proposed regulations last month and were given sign definitions to work on for this month’s meeting. Mrs. Tickner reviewed her observations throughout the Township of portable signs and did not find them to be intrusive, except on West Chester Pike (PA Route 3). Mr. Malman stated that he observed a large quantity of temporary signs along West Chester Pike and believes that the number of temporary signs for commercial areas should be limited. Mr. Malman expressed concern over enforcement of these regulations.

Mrs. Tickner asked if a business needed to have a temporary sign if they are currently established. Mr. Bashore stated that businesses utilize temporary signs in order to announce specials, citing the temporary sign for Bonefish Grill’s Mother’s Day special that was erected last year. Mr. Miller concurred that it is a necessary means of promoting business. Mrs. Tickner asked if temporary signs currently had a limit on quantity and the number of days they could be erected. Mr. Bashore stated that temporary signs are limited to 30 days in a calendar year. Ms. Sharp noted further that the limitations are one (1) temporary sign per business.

At this time, the members of the Planning Commission moved to the Conference Room to review the size grids used by the sign committee for comparisons. Upon returning to the meeting room, Mr. Bristol stated that he believed that 20 square feet was a reasonable size. Ms. Sharp presented an outline which discussed the current sign regulations for commercial zoning districts in the Township. Members of the Planning Commission discussed these regulations.

Discussion turned to the C-3 zoning district. Mr. Miller cited the signage at the Glen Eagle Shopping Center and stated that this is how he would like to see Edgmont Country Fair's signage look. Ms. Sharp noted that this may be due to the fact that this commercial area has various names. Mr. Malman speculated that the confusion and clutter currently observed may also be the result of the fact that the stores located in the Glen Eagle Shopping Center are higher-end retail entities. Mr. Miller stated that tenants expressed to property owners a reluctance to rent a space if they could not have signage on the street, but he did not believe that multiple-listing signs were not effective. Mr. Bristol concurred that a central sign for a commercial area may be more effective. Mr. Bristol stated that too many signs may confuse people. Ms. Sharp stated that the intent of the ordinance was to reduce clutter.

The Planning Commission is going to continue to review the proposed amendments for the next meeting. No action was taken.

7. New Business: There were no new business items to discuss.
8. Miscellaneous Discussion: There were no miscellaneous items to discuss.
9. Announcements:
  - a. The Board of Supervisors and the Planning Commission will hold their second quarterly joint work session on Monday, May 24, 2010 at 5:30 p.m.
  - b. The Board of Supervisors will meet on Wednesday, May 19, 2010 at 7:30 p.m. for their regular meeting, with a work session at 6:30 p.m.
  - c. The Planning Commission will meet on Monday, May 24, 2010 at 7:00 p.m. for their regular meeting, with a work session at 6:30 p.m. to discuss proposed amendments to Article 18 of the Township's Zoning Ordinance.
  - d. The Zoning Hearing Board will meet on Tuesday, April 27, 2010 at 7:00 p.m. for their regular meeting and will consider a request for relief from section 1909.D.4.b. of the Edgmont Township Zoning Ordinance in order to consider a request for a 10' variance from the pool distance requirements.
10. Adjournment: At 7:55 p.m., Mr. Bristol made a motion to adjourn the meeting. Mrs. Tickner seconded the motion. There was no further discussion and the motion adjourning the meeting passed unanimously.

Respectfully submitted,

Christopher Bashore, Assistant Secretary  
Assistant to the Township Manager

Chip Miller, Chairman  
Planning Commission