

EDGMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 24, 2010

Joint Work Session – An advertised joint work session between the Planning Commission and the Board of Supervisors commenced at 5:30 p.m. All members of the Planning Commission and the Board of Supervisors were in attendance, as well as David Malman, Esq., Planning Commission Solicitor; Samantha Reiner, Township Manager; Susan Sharp, Building Department Administrator; and Christopher Bashore, Assistant to the Township Manager. Those in attendance discussed the proposed amendments to the Township’s sign ordinance. More information on the discussion can be found in the “Old Business” section. 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; Joseph Raspa, Vice-Chairman; Robert Bristol, Member; Randy Bates, Member; Eleanor Tickner, Member; David Malman, Esq., Planning Commission Solicitor; Samantha Reiner, Township Manager; and Susan Sharp, Building Department Administrator. Michael Conrad, P.E., Township Engineer; Edward Theurkauf, Township Land Planner; and Christopher Bashore, Assistant to the Township Manager, were absent. There was one (1) guest.
2. Public Comment: There was no public comment at this time.
3. Approve Agenda: This item was not discussed due to the lack of an agenda.
4. Meeting Minutes:
 - April 26, 2010: Mrs. Tickner made a motion to approve the minutes from the April 26, 2010 regular meeting of the Planning Commission as presented. Mr. Bristol seconded the motion. Mr. Raspa and Mr. Bates both abstained due to their absence from the meeting. There was no further discussion and the motion approving the minutes passed with three (3) “Yes” votes and two (2) abstentions.
5. Manager’s Report: Mr. Miller noted that the Manager’s Report had been received and reviewed by the members of Planning Commission. Mrs. Reiner thanked the volunteers who participated in the 13th Annual Chester-Ridley-Crum Watersheds Association Stream Cleanup.
6. Old Business:
 - a. Proposed amendments to the Township’s sign ordinance

Present: Susan Sharp, Building Department Administrator

Mrs. Reiner stated that the Township is currently working through committee on updates to its Sign Ordinance and will be presenting items from those meetings to the Commission as they become available. At the last meeting, the Commission reviewed the proposed definitions for various types of signs. The Commission was provided a sheet outlining the Township’s zoning districts outlining the different regulations in each district. The Commission reviewed the current regulations as compared to the proposed regulations for each zoning district, with the exception of the C-3 Planned Commercial district. Discussion generally centered on topics as follows:

- Accessory and Freestanding Signs – should height be measured from street level?;
- Grandfathering and non-conforming uses – should a change in use force compliance with new regulations?;
- Requiring addresses on all commercial signage, possibly disallowing phone numbers as a distraction;

- Possibly vary allowable size of sign depending on number of tenants, or street frontage, or some other variable;
- Offering a bonus for excellence in design and encouraging 'green' signage i.e. solar powered;

The input from the Commission will be provided to the Sign Ordinance Committee for consideration at their next scheduled meeting. No action was taken.

7. New Business: There were no new business items to discuss.

8. Miscellaneous Discussion:

- a. 2009 Annual Report: This matter was tabled until the June meeting of the Planning Commission in order to review the document further for consideration for presentation to the Board of Supervisors. No action was taken.

9. Announcements:

- a. The Board of Supervisors will meet on Wednesday, June 16, 2010 at 7:30 p.m. for their regular meeting, with a work session at 6:30 p.m.
- b. The Planning Commission will meet on Monday, June 28, 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.
- c. The Zoning Hearing Board will meet on Tuesday, May 25, 2010 at 7:00 p.m. for their regular meeting and will hear a request for a 10' variance for the construction of a pool in the Brick House Farm development and request for variances in order to construct additions to an existing house in the Castle Rock community.

10. Adjournment: At 7:05 p.m., Mr. Bates made a motion to adjourn the meeting. Mr. Raspa seconded the motion. There was no further discussion and the motion adjourning the meeting passed unanimously.

Respectfully submitted,

Samantha Reiner, Recording Secretary
Township Manager

Chip Miller, Chairman
Planning Commission