Planning Commission Meeting



Borough of Quakertown

October 13, 2014 In Council Chambers of Borough Hall At 7:00pm

BOARD MEMBERS NOT IN ATTENDANCE:

Philip Abramson



BOARD MEMBERS IN ATTENDANCE:

4.1

Jon Roth – Chairman Fred Tirjan – Vice Chairman Cathy Gillahan - Secretary Michael Orzel William Kee Michele Scarborough Ronald Heller Michael Haywood

ALSO IN ATTENDANCE:

Douglas Wilhelm, Building Code Officer Cheryleen Strothers- Engineer of Cowan & Associates Katherine Renner - Recording Secretary

AGENDA	DISCUSSION	ROLL CALL	DENIAL/ APPROVAL
Proceeding	Meeting called to Oder by Jon Roth at 7:00pm		
Minutes	Approval of September 8, 2014 Meeting Minutes	Cathy Gillahan made a motion; Seconded by Michele Scarborough	<i>September 8, 2014 Minutes were approved.</i>
AGENDA	DISCUSSION	RECOMMENDATION / ROL CALL	L <u>DENIAL/APPROVAL</u>
Cleveland Steel Container	Cleveland Steel purchased the property of 120 E Mill St, TMP#		

Corporation- Zoning Change	35-008-392 and will need to seek a zoning change from MR		
for intended Improvements	(Medium Residential) to a LI (Light Industrial) district for this		
	property in order for them to demolish the building, put up a		
	buffer for the next property and to create more parking against		
	the building while expanding the width of the driveway to		
	improve the turning radius of the tractor trailers that routinely		
	utilize for deliveries & pick up for the loading dock located in		
	the back of the building.		
	- 40 employed people with start times that vary and park across		
	the street with no street light nor walk way to see them safely	Brad Clymer stated that Jon Roth's	
	Jon Roth- 3 questions:	<i>questions are of valid concerns and</i> <i>will make sure all three concerns will</i>	
	1 With the tractor trailers driving in & out of driveway & front parking area, there is a lot of dirt, gravel & stones that come	the <i>Ed Wile indicated to Ron Heller that he, himself wants to make sure the</i>	
	onto the road, if available, pave the front part where some of the tractor trailers park.		
	2 In the front parking lot, the trailers back up and hang over the		
	public sidewalk and can hit someone walking on the sidewalk.	informed personally by Cleveland	
	Can they please install something that makes the trailer stop	Steel well before it even goes to	
	before it starts going over the public sidewalk?	Council.	
	3 Lastly, Install lighting in front of the building and also across	Jon Roth asked for a motion to	
	the street in that parking lot.	recommend the plans for Cleveland Steel to advance to Borough Council	
	Ron Heller wanted to know if the neighboring property was	to implement.	
	notified or when will they be notified about the plans that	Ron Heller made the motion along	
	Cleveland Steel wants to implement.	with Mike Orzel seconding it.	
AGENDA	DISCUSSION	RECOMMENDATION / ROLL CALL	DENIAL/ APPROVAL
Cleveland Steel		<i>Roll Call was issued:</i> Jon Roth Yes	

Container Corporation- Zoning Change for intended Improvements		Fred TirjanYesCathy GillahanYesMichael OrzelYesWilliam KeeYesMichele ScarboroughYesRon HellerYesMichael HaywoodYesPhillip AbramsonAbsent	A Unanimous vote to approve the plans to advance to Council.
St. Luke's Hospital -Re-submittal of the Digital Sign Proposal Representative from Reed's Signs was present	Douglas Wilhelm started the discussion with him explaining that back in April 2014 the Hospital requested the Ordinance for the Hospital district to be changed in order for the hospital to install a digital sign which is the only zone in the district that does not allow the digital sign in that district. The Hospital Administration asked to have a meeting to discuss the sign ordinance. In this discussion it being a twofold situation with having it publicly known that the Hospital had purchased land out in Milford Township and possibly moving out of the Borough and going to another township who will accommodate them with a 5 to 7 year plan with the building and digital sign, that since is starting to turn which the Borough would hate to lose the Hospital. In turn St. Luke's is starting renovations within the hospital. They are renovating the cafeteria line & the dialysis unit which indicate that St. Luke's wants to stay in the Borough. There biggest renovation is they want the digital sign, so they came back with modifying the original approach for allowable hospital zone to have an electronic / digital sign.		
AGENDA	DISCUSSION	RECOMMENDATION / ROLL CA	ILL DENIAL/APPROVAL
St. Luke's Hospital	They would like to bring in the electrical sign with a removal of		A Unanimous vote to

-Re-submittal of the Digital Sign	one the existing signs along with agreeing to only running the		approve the Digital Sign
Proposal	digital sign part of the time, during business hours and black it		plans to proceed to
Representative from Reed's Signs was present	out at night so it is not running throughout the night. Also		Council.
I	willing to meet all of the other requirements of the digital sign		
	with the speed, the time, the lighting and how the flashing is.		
	They will be putting it on a timer so it will go static/blank at 10		
	pm every night. St Luke's has computer screens with such		
	things on them throughout the entire hospital now, but you	Jon Roth asked if he would have	
	have to go into the hospital in order to find out what they are	wording for a motion.	
	offering. They want to able to communicate to the community	Michele Scarborough stated she would	
	what services they offer or will be offering.	like to make a motion of approval for the digital sign with the dimensions	
	This is a full colored message center which is called amber that	indicated and location with the initial	
	is only capable of displaying shades of amber or black. This is a	plan with the stipulations laid out in	
	full color LED. We are using a US made company that is very	the letter.	
	consentient to the issues that do come up with brightness and	Michael Haywood seconded the	
	its flashing. They provide levels of dimming which has a photo	motion.	
	eye on it that indicates the brightness outside, a sunny day will		
	be different than a cloudy day and the brightness will also be	Roll Call was issued:	
	affected by early day time verses afternoon and evening lighting.	Jon Roth Yes	
	These signs will never run at full 100%. If the Borough wants to	Fred Tirjan Yes	
	recommend the illuminating elements to be lowered, you can go	Cathy Gillahan Yes	
	into the components and make manual adjustments to bring	Michael Orzel Yes	
	down the brightness even further. What was stated to Reeds	William Kee Yes	
	Signs is from 10:00pm to sun up the hospital will display either	Michele Scarborough Yes	
	a solid black screen or a black screen with a dimmed single	Ron Heller Yes	
	image that won't change and that will not be distracting to	Michael Haywood Yes Phillip Abramson Absent	
	anyone, even people who live there.		
AGENDA	DISCUSSION	RECOMMENDATION / ROLL CALL	DENIAL/ APPROVAL
	Presented an understanding of where the conception plan is and where	VCP Quakertown, 301 W Broad Street	No motion was needed and wi

VCP Quakertown	they see it going. They mostly wanted input and suggestions on what	will come back to the Planning	be looking forward to seeing
Borough,	the community feels and what they would like to see go into the space to	Commission to present more solid	finalize plans for the area.
301 W Broad St.	help revitalize the down town area.	plans for the building and as to what will be going into the building.	
Conception Plan Initial Review		0 0 0	
Dave Holiday of the property and the architecture, Chris Cypes were present.			
Old Business	Nothing at this time		
New Business	Mr. Steve Bittle wanted to mention that the Bucks County Planning Commission was holding a meeting at the Quakertown High School on Tuesday, Oct 14, 2014 at 7pm for greater coordination, erosion, and development in Upper Bucks County.		
Adjourn		Ron Heller made a motion to Adjourn the meeting with Michele seconding the motion.	Next meeting to be scheduled November 10, 2014.

Recording Secretary: Katherine Renner