

Planning Commission Meeting

Borough of Quakertown



October 13, 2014

In Council Chambers of Borough Hall

At 7:00pm

BOARD MEMBERS IN ATTENDANCE:

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

BOARD MEMBERS NOT IN ATTENDANCE:

- Philip Abramson

ALSO IN ATTENDANCE:

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

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

<p>Container Corporation- Zoning Change for intended Improvements</p>		<p>Fred Tirjan Yes Cathy Gillahan Yes Michael Orzel Yes William Kee Yes Michele Scarborough Yes Ron Heller Yes Michael Haywood Yes Phillip Abramson Absent</p>	<p>A Unanimous vote to approve the plans to advance to Council.</p>
<p>St. Luke's Hospital -Re-submittal of the Digital Sign Proposal Representative from Reed's Signs was present</p>	<p>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.</p> <p>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.</p> <p>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.</p>		
<p><u>AGENDA</u></p>	<p><u>DISCUSSION</u></p>	<p><u>RECOMMENDATION / ROLL CALL</u></p>	<p><u>DENIAL/ APPROVAL</u></p>
<p>St. Luke's Hospital</p>	<p>They would like to bring in the electrical sign with a removal of</p>		<p>A Unanimous vote to</p>

<p>-Re-submittal of the Digital Sign Proposal Representative from Reed's Signs was present</p>	<p>one the existing signs along with agreeing to only running the digital sign part of the time, during business hours and black it out at night so it is not running throughout the night. Also 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 have to go into the hospital in order to find out what they are offering. They want to be able to communicate to the community what services they offer or will be offering.</p> <p>This is a full colored message center which is called amber that is only capable of displaying shades of amber or black. This is a full color LED. We are using a US made company that is very consentient to the issues that do come up with brightness and its flashing. They provide levels of dimming which has a photo eye on it that indicates the brightness outside, a sunny day will be different than a cloudy day and the brightness will also be affected by early day time verses afternoon and evening lighting. These signs will never run at full 100%. If the Borough wants to recommend the illuminating elements to be lowered, you can go into the components and make manual adjustments to bring down the brightness even further. What was stated to Reeds Signs is from 10:00pm to sun up the hospital will display either a solid black screen or a black screen with a dimmed single image that won't change and that will not be distracting to anyone, even people who live there.</p>	<p>Jon Roth asked if he would have wording for a motion. Michele Scarborough stated she would like to make a motion of approval for the digital sign with the dimensions indicated and location with the initial plan with the stipulations laid out in the letter. Michael Haywood seconded the motion.</p> <p><i>Roll Call was issued:</i></p> <table border="0"> <tr><td>Jon Roth</td><td>Yes</td></tr> <tr><td>Fred Tirjan</td><td>Yes</td></tr> <tr><td>Cathy Gillahan</td><td>Yes</td></tr> <tr><td>Michael Orzel</td><td>Yes</td></tr> <tr><td>William Kee</td><td>Yes</td></tr> <tr><td>Michele Scarborough</td><td>Yes</td></tr> <tr><td>Ron Heller</td><td>Yes</td></tr> <tr><td>Michael Haywood</td><td>Yes</td></tr> <tr><td>Phillip Abramson</td><td>Absent</td></tr> </table>	Jon Roth	Yes	Fred Tirjan	Yes	Cathy Gillahan	Yes	Michael Orzel	Yes	William Kee	Yes	Michele Scarborough	Yes	Ron Heller	Yes	Michael Haywood	Yes	Phillip Abramson	Absent	<p>approve the Digital Sign plans to proceed to Council.</p>
Jon Roth	Yes																				
Fred Tirjan	Yes																				
Cathy Gillahan	Yes																				
Michael Orzel	Yes																				
William Kee	Yes																				
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	<p>Presented an understanding of where the conception plan is and where</p>	<p>VCP Quakertown, 301 W Broad Street</p>	<p>No motion was needed and will</p>																		

<p>VCP Quakertown Borough, 301 W Broad St.</p> <p>Conception Plan Initial Review <i>Dave Holiday of the property and the architecture, Chris Cypes were present.</i></p>	<p>they see it going. They mostly wanted input and suggestions on what the community feels and what they would like to see go into the space to help revitalize the down town area.</p>	<p>will come back to the Planning Commission to present more solid plans for the building and as to what will be going into the building.</p>	<p>be looking forward to seeing finalize plans for the area.</p>
<p>Old Business</p>	<p>Nothing at this time</p>		
<p>New Business</p>	<p>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.</p>		
<p>Adjourn</p>		<p>Ron Heller made a motion to Adjourn the meeting with Michele seconding the motion.</p>	<p>Next meeting to be scheduled November 10, 2014.</p>

Recording Secretary: *Katherine Renner*