



Planning Commission Meeting



Borough of Quakertown

June 16, 2016

In Council Chamber of Borough Hall

At 7:00 pm

BOARD MEMBERS IN ATTENDANCE:		BOARD MEMBERS <i>NOT</i> IN ATTENDANCE:
John Roth - Chairman Cathy Gillahan – Secretary Philip Abramson Michael Haywood	Michael Orzel William Kee	Fred Tirjan – Vice Chairman Michele Scarborough Ronald Heller
ALSO IN ATTENDANCE:		
Douglas Wilhelm, Building Code Officer Katherine Aufiero - Recording Secretary		Nathan Fox – Solicitor Representative for Liberty Engineering Kelly Harper - Quakertown School District

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
PROCEEDINGS	<i>Meeting called to order by Chairman Jon Roth at 7:00 pm</i>	
MINUTES	Approval of May 12, 2016 Meeting Minutes	<i>Phil Abramson made the motion to approve the minutes and Bill Kee seconded the motion.</i>

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION/ROLL CALL</u>
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**REVIEW OF THE
QUAKERTOWN
COMMUNITY
SCHOOL
DISTRICT
DIGITAL SIGN
CONDITIONAL
USE REQUEST
FOR THE HIGH
SCHOOL
PROPERTY ON
PARK AVENUE.**

Doug Wilhelm -*This is for Conditional Use, if you can recall, anything with the School District, Fire Department, and Municipal Use will now go to the Planning Commission first for instructions and or recommendations that will be forwarded to Borough Council for Conditional Use approval.*

The Digital Sign; the location of the sign was approved by the Planning Commission with the first stage of the school renovations. This was for the location of the non digital sign due to the high school being in the L.R. (Low Density Residential) district. The L.R. (Low Density Residential) district required a variance for Digital Sign.

Please see the 2nd page of the memorandum for details of the sign dimensions of the existing sign and what is being proposed for the digital sign. If you notice the dimensions of the sign that is there now, the way it is today is non-conforming. The School District can take down the sign and replace it with the same scale sign with no issues from the Borough. As per Quakertown Ordinances if that existing sign fell over and or broke apart completely, the School District can replaced that sign with no questions asked within the one year time frame because it is still non-conforming. With the new sign you see the measurements are smaller even with the digital portion and closer to the road by 22 ft. Over all the differences between the signs were premeditated from the Zoning Hearing Board & the Planning Commissions comments.

This went in front of the Zoning Hearing Board before and was denied. From the comments of that denial of the Zoning Hearing Board and recommendations from the Planning Commission the school district proposed a new digital sign with smaller dimensions compared to the existing non conforming sign. Also instead of facing the road they turned the sign perpendicular and inserted a smaller digital portion of the sign.

One of the main issues with the sign was that people had to either stop on the main cross walk or slow down before the cross walk and turn away from the road to read the sign. With this new design of the sign, it can be read from a much farther distance away due to the digital portion of the sign. Being perpendicular, you don't have to turn your view from the road to see and read the sign. It is a safety issue that has been a main concern with the sign and the new digital configuration sign is making it safer to the students and drivers on Park Avenue.

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<p>REVIEW OF THE QUAKERTOWN COMMUNITY SCHOOL DISTRICT DIGITAL SIGN CONDITIONAL USE REQUEST FOR THE HIGH SCHOOL PROPERTY ON PARK AVENUE.</p>	<p><i>This is being presented to you, the Planning Commission, tonight for any additional comments and or recommendations then to be moved to Council the first week of July for Conditional Use.</i></p> <p>Michael Haywood- <i>All the digital display, color, scrolling and etc. will conform to existing ordinances that we have in place already correct?</i></p> <p>Doug Wilhelm – <i>Yes it will have to meet all the requirements of a digital sign but the LI district does not allow the digital sign is the issue.</i></p> <p>Phil Abramson – <i>Is there a reason the digital sign is smaller?</i></p> <p>Liberty Engineer - <i>It is the manufactures recommendations for the offset of the road and the speed of travel on Park Avenue.</i></p> <p>Chairman Jon Roth – <i>how many trees will have to be removed for the sign visibility?</i></p> <p>Liberty Engineer - <i>as it stands now, we feel that no tree will have to be removed.</i></p> <p>Michael Haywood- <i>made a motion to recommend sending this to Borough Council as described in the proposal for approval.</i></p> <p>Cathy Gillahan – <i>seconded the motion.</i></p> <p><i>Roll call issued.</i></p> <p><i>Unanimous agreement</i></p>	<table border="1"> <tr> <td>Jon Roth</td> <td>Yes</td> </tr> <tr> <td>Fred Tirjan</td> <td>Absent</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>Absent</td> </tr> <tr> <td>Ron Heller</td> <td>Absent</td> </tr> <tr> <td>Michael Haywood</td> <td>Yes</td> </tr> <tr> <td>Phillip Abramson</td> <td>Yes</td> </tr> </table>	Jon Roth	Yes	Fred Tirjan	Absent	Cathy Gillahan	Yes	Michael Orzel	Yes	William Kee	Yes	Michele Scarborough	Absent	Ron Heller	Absent	Michael Haywood	Yes	Phillip Abramson	Yes
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<p>OLD & NEW BUSINESS / PROGRESS REPORT:</p>	<p><i>New & Old Businesses consisted of the rest of the progress report for May was reviewed with the following items:</i></p> <ul style="list-style-type: none"> <i>Dunkin Donuts</i> <i>Borough Building Handicap Ramp & Drive Thru</i> <i>Mom's Burger & shake Joint</i> <i>Bottom Dollar Building</i> <i>11 St. Orange Cones</i> <i>E. Broad St House Fire</i> <i>The Moose Building</i> <i>Trolley Barn</i> <i>Freight Building</i> <i>Town Homes on Juniper St.</i> <i>The Free Press Building</i> <i>The Smoke Stake Lounge</i> <i>The Mill St. Senior Development</i> <i>The Ribbon Factory</i> 	
<p>ADJOURN</p>	<p><i>Michael Orzel made the motion to adjourn the meeting and William Kee second the motion</i></p>	<p><i>Next Meeting Scheduled for July 14, 2016.</i></p>

Recording Secretary **Katherine Aufiero**