

# ***East Greenville Borough Planning Commission***

## ***Meeting Minutes***

October 20, 2009

### **I. Call to order**

Robert Gery called to order the regular meeting of the Planning Commission at 7:00 PM on October 20, 2009 in Borough Hall.

### **II. Roll call**

The following persons were present: Bob Gery, George Althouse, and Ryan Pugh  
**Visitors:** Josiah Pierson, Borough Council; Bud Reed of Reed Sign Co.; Jim Ennis, M.C.P.C.; Jim Fry, East Greenville Borough

### **III. Open issues**

- 1) Revitalization Plan: Mr. Ennis reported that the draft chapters of the revitalization plan are complete and he is in the process of assembling the first full draft. He will email a copy to those interested.

### **IV. New business**

- 2) **Zoning Code Sign Chapter Update:** Mr. Bud Reed was present to discuss ideas for amending the sign chapter of the zoning code. Major points of discussion were:
  - (a) HARBs, pros and cons;
  - (b) Sign design elements and alternatives;
  - (c) Electronic signs: intensity, size, cost, etc. The cost may be prohibitive for many businesses in town;
  - (d) Sign Lighting: i.e. silhouette, internal, external, etc.;
  - (e) Sign area: could be determined by a percentage of the building wall, lot width, or other and could use 15% or 20% as an example.
  - (f) Sign height: minimum and maximum heights.
- 3) **114 Main Street:** a special exception application has been submitted to the Zoning Hearing Board for the conversion of a nonconforming former paint store into an office with light storage by Bridge-It fabricators. The proposal is for the conversion of the building into office, with a lunchroom, and storage area including the storage of several LPG cylinders, and several oxygen tanks. The commission believes this use is appropriate for the BR-Borough Residential District. On a motion by George Althouse, seconded by Ryan Pugh, the Commission recommends the special exception application be approved by the Zoning Hearing Board.

### **V. Adjournment**

**Mr. Gery** adjourned the meeting at **8:33 PM**.

Minutes submitted by: Jim Fry