

East Greenville, PA
August 16, 2011

The August 16, 2011 meeting of the East Greenville Borough Planning Commission was called to order at 7:30 PM by Mr. Gery. The following members were present: Robert Gery, Ryan Pugh, and Debra Perlow. Also in attendance were Jim Ennis of Montgomery County Planning Commission, Jim Fry, East Greenville Borough and one visitor Jim Landis.

Business:

338 Cherry Street – Jim Landis

Mr. Landis addressed the members regarding a desire to subdivide this property into two lots. The property contains a 3-unit apartment building and a storage building formerly a creamery. The storage building also contained Mr. Landis's plumbing business, R.K. Greaser Plumbing, and a general contracting business. Currently, Knoll is leasing the building to store antique furniture. Knoll is not interested in purchasing the apartment building, only the storage building. The residential building contains a two car garage under the rear porch. The lot measures 65.5' wide by 200 feet deep, approximately 13,000 square feet. A sketch of the lot with the locations of the buildings was provided. A lengthy discussion was held. A zoning review will be completed and the applicable zoning codes sections sent to Mr. Landis.

Sign Ordinance Update

Mr. Ennis distributed a draft dated August 16, 2011, for the members to review. This draft addressed the following issues:

1. Awning signs: Allow 1 awning sign for each ground floor use in multiple use properties.
2. Parallel Wall signs: Allows 2 parallel wall signs for multiple use properties for each side of the building facing a street or parking lot.
3. Marquee signs: Allows only 1 marquee sign for theaters. The marquee sign for theaters fronting on more than one street must face the street with the highest classification.
4. Section 95-137 now contains conditional use standards for multiple tenant or multiple use buildings.

Section 95-135 E contains wording referring to free standing and monument signs. This wording is contradictory and will be removed. A draft will be emailed to Borough Council for their August 23, 2011, meeting.

ADJOURNMENT:

A motion to adjourn was made by Ryan Pugh, seconded by Debra Perlow and approved. The meeting was adjourned at 8:25 PM.

Robert Gery, Chairman

Attest

James Fry