

East Greenville, PA
February 15, 2011

The February 15, 2011 meeting of the East Greenville Borough Planning Commission was called to order at 7:32 p.m. The following members were present: Robert Gery, Karen Mauer, Ryan Pugh, and Debra Perlow. Also present were: James Fry, James Ennis, MCPC, and Chris Suhy

BUSINESS:

132 W. Fifth Street- Chris Suhy: A revised sketch plan was submitted showing a 3-lot subdivision with the two new lots fronting on Fifth Street. The former plan showed the lots fronting on Jefferson Street. Ms. Perlow asked if the dimensions of the existing house include the open porch. Mr. Suhy is not certain, and added that the applicant would adjust the lot two boundary if needed. Lot #1 shows a smaller building area than lot #2. Lot #1 requires 30 feet of side yard due to the alley. Section 95-42 (E) (b) requires the setback to a street to be a minimum of 30 feet. A question arose regarding the setback of the driveway from the intersection of Fifth Street and School Alley. Section 85-29 (E)(1) requires a 50 foot distance. Depending upon the location of the driveway, this may not be difficult to meet. A waiver on this may be one option to consider if the driveway is several feet too close to School Alley. The Planning Commission had no objections to this plan version. Mr. Suhy will take this into further consideration.

PARKING IMPROVEMENT STUDY- Mr. Ennis

Mr. Ennis distributed a memo entitled "Parking Study Objectives and Strategies" dated February 15, 2011. Mr. Ennis discussed existing parking objectives to better utilize the Borough's existing parking including signs, websites, marketing, time limits, metering, shared parking, and outreach. New parking objectives include undeveloped sites and demolition of buildings for new parking lots. A discussion on time limit parking was held. Some of the issues are the amount of fines, the length of time parking should be allowed, and enforcement. Ms. Perlow remarked that the merchants were universally opposed to metered parking when the parking study questionnaires were distributed. Mr. Ennis will add an additional point to existing parking to address safety issues. The appendices included a model shared parking agreement, a model shared use agreement for parking facilities, and a model shared driveway agreement. The next step is to include graphics and layout. The draft document with graphics should be available next month.

SIGN ORDINANCE:

Mr. Ennis distributed two documents regarding LED/digital signs. One recent document was drawn up for Upper Pottsgrove Township. The other document was a sample from Schwenksville Borough. Schwenksville had not enacted their version. The Upper Pottsgrove sample has comprehensive definitions and more recent. Mr. Ennis recommended allowing only one type of LED sign rather than multiple LED sign types. The size of the sign should be taken into consideration. Other considerations are sign heights, number of signs per property, message display, etc. Mr. Ennis said the Borough could limit the sign to Gateway-type signs rather than allow LED signs on each commercial property. The lighting intensity limits are of concern with the digital signs. A

digital signs section will be added to the sign draft. Mr. Ennis asked the members to consider past signage issues and problems so the appeal requirements and standards can be addressed.

OTHER BUSINESS:

Mr. Ennis will give the members a draft of the DEP wood burning outdoor boiler requirements for consideration. There are some differences between the Boroughs code and the DEP code. The Borough's Code will need to be updated to comply with DEP and EPA regulations.

ADJOURNMENT:

Mrs. Mauer made a motion to adjourn. The motion was seconded by Ms. Perlow and the motion was unanimously approved.

Robert Gery, Chairman

Attest

James Fry