

The May 17, 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. Others: James Fry, East Greenville, Jim Ennis, M.C.P.C., Scott McMackin, Cowan Assoc. and Tom Ludgate, Ludgate Engineering.

BUSINESS:

132 W. Fifth Street.

Mr. Ludgate presented the preliminary plan for the three (3) lot subdivision. Lots 1 and 2 are proposed to have a set of twin dwellings. Lot 3 is proposed to contain the existing detached dwelling. The Planning module applications are in process. Mr. McMackin informed the applicant that the water main does not extend along Fifth Street in front of the proposed lots. The R-O-W of Fifth Street will need to be confirmed. It is shown at 40 ft. but Mr. McMackin stated it might be 50 ft. Some other minor issues may include storm water runoff and storm water retention. Lot 1 has a parking lot measuring 20' X 20', entered from School Alley. The actual location of this parking area may change and parking could be located in the 20 ft. utility easement. No action was taken. The Planning Commission will await the engineering review.

Parking Improvement Study

The public input meeting will be held on July 5, 2011, before Borough Council's meeting. It will be open house style. The meeting will be advertised to be held between 5:30 and 7:30 PM.

Sign Ordinance Update

Mr. Ennis proposed additional sign definitions, to Section 95-131. Seven new definitions are proposed. Changes are proposed to Section 95-131H, changing illumination standards. Changes proposed to Section 95-136F, and an additional subsection G. The new subsection F would allow electronic message centers; outline prohibited signs; allow the location of LED and EMC's on permitted free standing signs; allow 40% of total allowable sign area to be EMC type signs and LED signs to not exceed 35 square feet; regulate the EMC/LED sign height and post diameter at 10 inches; specify the allowable message display for EMC's and LED signs; specify a minimum of one minute between messages; specify the sign illumination standards including new requirements in subsection "e" for LED and Digital signs, off-premise advertising signs; state the hours of operation; and state the allowable sign content. The content section requires 50% of the messages to be public health, safety, and welfare related. This should be reviewed by the solicitor.

The members discussed the proposed changes to Sections 95-131, 95-134, and 95-136. The Planning Commission members agreed to compile additional sections at June's meeting then send to the solicitor for review.

New Business

The two projects in the Borough, The Grande Theater and Life Span Day Care, were submitted to the County for award review. There has been no report on the status of this process.

ADJOURNMENT:

Meeting was closed at 8:20 PM.

Robert Gery, Chairman

Attest

James Fry