

East Greenville, PA
September 21, 2010

The September 21, 2010 meeting of the East Greenville Borough Planning Commission was called to order at 7:30 p.m. The following members were present: Robert Gery, George Althouse, Karen Mauer, and Ryan Pugh. Also present were: James Fry, and James Ennis, MCPC.

BUSINESS:

334 Washington Street: A special exception application was filed for the conversion of the commercial space to residential. Currently there are 4 units in the building, 3 residential and 1 commercial. The zoning code requires a special exception to allow a nonconforming use to be extended throughout the building. The Planning Commission deferred comment on this matter.

PARKING IMPROVEMENT STUDY

Mr. Ennis distributed a parking capacity plan showing on-street parking along Main Street and one block of the side streets. The total number of spaces is about 255 parking spaces. This excludes the west side of Main Street between Second Street and the Pennsburg Borough Line. The members reviewed the map and the available spaces. It was suggested to extend the study to the 500 block of Jefferson Street around the U.P. Middle School. A specific use calculation will be completed in the near future to determine the parking needs in the commercial area.

SIGN ORDINANCE:

Mr. Ennis reported a draft will be emailed to the members for review before next month's meeting.

YARD SALES:

Mr. Ennis distributed a memo regarding yard sales as accessory uses in the zoning code. Upper Salford's zoning code was used as an example. Upper Salford allows yard sales accessory to residential properties only. The proposal states, "within any zone" and would apply. The Planning Commission does not want to restrict business from having yard or sidewalk sales. A proposal was for 4 to 6 yard sales per year and no more than 4 consecutive days. The Planning Commission's intention is to regulate yard/garage sales on residential properties and not restrict a business's ability to conduct outdoor sales of merchandise. More information will be gathered and a draft will be forwarded to the solicitor's office for comment.

Mr. Ennis provided the following information: *After researching existing regulations found in other municipal ordinances, it has been found that the standard language for regulating yard sales as an accessory use is:*

Garage /Yard Sales – Within any zone, an owner and/or occupant may conduct up to #(#)- **typically 2** – garage/yard sales per year, No garage or yard sale shall be conducted for a period longer than #(#) **usually either 2 or 3** – consecutive days. Such sales may offer for sale personal possessions; no import or stocking of inventory shall be permitted. Only one four square foot sign shall be permitted advertising the garage/yard sale located

upon the premises where the sale occurs, and shall be removed promptly upon the completion of the sale. In no case shall any aspect of the garage/yard sale be conducted in a street right-of-way. The conduct of garage/yard sales beyond the extent described herein represents a commercial business and requires appropriate zoning authorization.

Another alternative is to make Garage/Yard Sales its own regulated entity within the Supplementary Provisions Chapter. This is an approach found in Upper Salford Township's Zoning Code.

Garage/Yard Sales:

Garage/Yard sales shall comply with the following regulations:

- A. Garage/yard sales shall be permitted on all residential properties in Upper Salford Township.
- B. A maximum of 2 garage/yard sales shall be permitted per residential property per calendar year.
- C. Garage/yard sales shall last a maximum of 4 consecutive days.
- D. Garage/yard sales shall only be conducted between sunrise and sunset of any given day.

OTHER BUSINESS:

Mr. Ennis reported that PA DEP has enacted a state wide outdoor boiler code. His understanding is that if the DEP code is more strict than the local code, the local code is superseded. If the local code is more strict, it supersedes the DEP code. More information will be provided. Mr. Ennis noted that East Greenville's Code should be unaffected.

A motion to adjourn was made, seconded and approved. The meeting adjourned at 8:30 p.m.

Robert Gery, Chairman

Attest

James Fry