

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 22, 2016**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, February 22, 2016 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included Chairman; Judy Hendrixson, Vice Chairman; Thomas Kelso and members; Edward Redfield, George Lowenstein and Ed Harvey. Others in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello, Code Enforcement Director; Sinclair Salisbury, Township Planning Consultant; Judy Stern Goldstein and Ms. Stacey J. Yoder, AICP.

Minutes:

In the form of a motion by Mr. Harvey; seconded by Mr. Lowenstein, the January 25, 2016 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion Carried 5 to 0.

In the form of a motion by Mr. Harvey; seconded by Mr. Kelso, the February 18, 2016 Doylestown Township Planning Commission Work Session minutes were approved.

Motion Carried 3 to 2 with Mr. Lowenstein and Mr. Redfield abstaining due to their absences.

Continued Discussion - Chapter 175 – Zoning:

Page 22; Item 7 – Permit Requirements

To provide a status, Ms. Hendrixson reported the Commission will need to decide if an annual one-year renewal for permits will be issued. Ms. Stern Goldstein clarified; as per previous discussions, the entire Section A referencing annual renewals was removed. The pole banners are to be recognized as temporary signs.

Mr. Kelso questioned; how will the ordinance record pole banners not as a permanent sign. As per Mr. Salisbury recommendation, the permits be issued a few times per year. Ms. Mason clarified; Four times a year for 30 days. Mr. Kelso commented; with permits issued only a few times per year, the sign will become temporary and will be easier to comply.

Ms. Stern Goldstein noted; if the permits are issued duration of 30 days, 4 times per year, it will not fix those in violation. Ms. Mason suggested anyone who would like to post a temporary sign will require a permit, so the township can monitor the duration of time the sign is standing.

Upon a discussion regarding how to distinguish a temporary and permanent sign, Mr. Kelso questioned if different categories of signs can be created. The first will be long term, which has a beginning and end under the SALDO. Ms. Stern suggested creating a model similar to Montgomery County with different duration of signs noted as limited duration signs and temporary. One is up to 30 days and the other over 60 days. Mr. Kelso then questioned how would the township deal with signs under a 30-day duration at 4 times per year. Ms. Mason answered; the sign will

be considered exempt. Ms. Stern Goldstein added; the draft will not consider the sign exempt based upon their content.

Ms. Mason then requested Mr. Kelso, Mr. Salisbury and Ms. Yoder's input upon their recent DVRCP training class. Mr. Salisbury could not comment on specifics, but indicated the signs cannot be categorized by color.

Ms. Stern Goldstein commented for residential signs, no long or short term will be noted, because it's already noted in the update ordinance. Mr. Kelso agreed and clarified the short term is under the typical allotment and long term is permanent. Mr. Kelso commented the long will not be needed.

The commission agreed to develop a sign and create a temporary construction use and added to the SALDO.

§ 175-111 \ Signs in Residential Districts (R-1a, R-1, R-2, R-2a, R-2b, and R-4)

Page 23; 1A Permeant Sign(s)

Ms. Hendrixson indicated a decision on sizes needs to be determined for permanent signs. Currently one per street frontage with a maximum are of three square feet per a single family detached dwelling and two square feet for other residential dwelling types. Ms. Stern questioned if a maximum eight feet will be noted for all other residential dwellings. The commission agreed to note six feet instead of eight.

Page 23; 1A Temporary Sign(s)

The commission agreed to update the ordinance to note one per street frontage and one per residential dwelling. The sign size will be four (2x2) square feet with a maximum six feet in height. The duration will be up to thirty days and not more than four times per calendar year.

Section 1b – Sign specific to Home Based business section will be removed because it's covered under permanent signs.

Section 1c - Residential developments or apartment buildings containing more than ten units.

Page 24; 1A permanent Sign(s) \ Non Residential Uses

Section 1b – Remove non-illuminated, internally illuminated from section.

Section 1c – Upon Ms. Hendrixson question, Ms. Stern Goldstein clarified; it's not considered a scrolling message. It's a static message that has to run for a minimum of eight seconds, before a second message is presented.

Ms. Mason questioned if the duration should be changed. Ms. Stern Goldstein indicated duration will be noted under regulations and not definition. The commission agreed to change the duration to ten seconds.

Section 1d – Change height to shall be a maximum height of six (6) feet.

Page 24; 1A Temporary Sign(s) \ Non Residential Uses

Section 1c – Change the duration will be up to thirty days and not more than four times per calendar year.

Residential District Chart – will be amended with effective changes.

Page 25; § 175-113112 \ Signs in Institutional Districts (I, I-2)

Ms. Mason referenced the zoning map and explained institutional will be considered the Neshaminy Manor, Delaware Valley University, Sewer Treatment Plant and Font Hill.

Page 25; 1 Permanent Sign(s)

Section 1d - Signs may be internally or externally illuminated will remain pertaining to District C4.

Page 25; 1 Temporary Sign(s)

Section 1e – Change the duration will be up to thirty days and not more than four times per calendar year.

Ms. Salisbury questioned what is the current height and if the ordinance will change. Ms. Kelso answered; the existing ordinance notes 20 feet.

Page 26; Section C – Building signs \ Temporary under the Institutional District

Section 1e - Change the duration will be up to thirty days and not more than four times per calendar year.

Page 26; Section D – Electronic Message \ Temporary under the Institutional District

The commission agreed to substitute or incorporate as a freestanding or wall sign but no more than one (1) electronic message sign may be utilized on any one property will remain.

Page 28; § 175-113 Signs in Commercial and Industrial Districts (CR, VC,C-1, C-2, C-3, C-4, Q, LI)

Mr. Salisbury reference page 28 and indicated a maximum sign is not noted under section A for building signs. Ms. Stern Goldstein referenced the chart on page 30 where all maximum sizes are listed.

Section 1e \ Temporary sign(s) - Change the duration will be up to thirty days and not more than four times per calendar year.

Page 31; § 175-114. Signs in Specialty Districts (CR, VC)

Upon Mr. Kelso question, the commission agreed to remove the term Specialty from the ordinance. Change to the CR, VC District.

Page 32; § 175-114. Signs in Specialty Districts (CR, VC)

Section 2c \ Temporary sign(s) – remove reference of 8 feet per dwelling unit for all other residential uses.

Section 2d \ Temporary sign(s) – remove reference signs shall be non-illuminated.

Section 2e \ Temporary sign(s) – Change the duration will be up to thirty days and not more than four times per calendar year.

Page 33; § 175-115. Nonconforming signs

Mr. Kelso questioned if the ordinance needs to provide a difference between temporary and permanent signs. Once the ordinance goes into effect, the temporary signs will be effective within six months. Ms. Mason suggested changing the wording to add "in the removal". She then questioned; if signs in the right of way can be spelled out in the ordinance, so they may be removed immediately. Ms. Stern Goldstein indicated signs in the right of way are not permitted and noticed is required. Additionally, in the event of immediately danger, the township may remove any signs in the right of way without notice. Ms. Stern Goldstein then stated enforcing ordinance requirements randomly, may provide the township the responsibility. Ms. Mason agreed and responded; the township will remind all applicants during the application process. Ms. Hendrixson added; the ordinance notes temporary signs shall be removed within five business days upon day of notice.

Upon Ms. Stern Goldstein's suggestion, the commission agreed to change the wording of non-conforming use to signs.

Page 34; § 175-117. Violations

Upon Mr. Salisbury question regarding Section 175-145, Ms. Stern Goldstein indicated the section will remain. The section is specific to signs. Mr. Salisbury questioned if a separate, regular violation section can be written for the township codes. Ms. Stern Goldstein answered; a violation section is included in the zoning ordinance for township codes. The commission agreed to keep the current violation section and reference Section 175-145.

Mr. Lowenstein commented its good practice not to repeat a certain sections and only reference it to avoid anyone from challenging the ordinance.

Mr. Kelso questioned if the annual fee schedule shows anything for sign removal. Mr. Salisbury indicated it does not, because it's noted under the zoning ordinance. Ms. Mason commented the fee schedule will need to be changed. Ms. Stern Goldstein added; as soon as the revised sign ordinance is adopted, a fee schedule will need to be provided as soon as possible. Ms. Mason responded; both will be submitted to the Board at the same time.

Mr. Redfield questioned once the ordinance passed, will the township notify all local businesses. Ms. Mason answered; due to the large change, the township will reach out to businesses. With some of the institutions, such as Doylestown Hospital and Delaware Valley University, the township will forward a copy of the ordinance. With commercial businesses, the township will most likely host an event for owners who can invite their tenants. Mr. Redfield then questioned if a notation will be included in the township newsletter. Ms. Mason indicated yes and will be included on all social media sites.

90 Day Review

Ms. Mason informed the commission there are no sketch plans on the schedule.

Adjournment:

Hearing no further business, the February 22, 2016 Doylestown Township Planning Commission Regular meeting was adjourned at 8:10 p.m.