

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Work Session Meeting**

January 14, 2016

The Doylestown Township Planning Commission Work Session Meeting was held at 7:00 p.m., Wednesday, January 14, 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. Members; George Lowenstein, and Ed Harvey. Others in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello, Township Planning Consultant; Judy Stern Goldstein and Ms. Stacey J. Yoder, AICP.

Absent: Edward Redfield

Sinclair Salisbury January 13, 2016 Memorandum

Ms. Stern Goldstein explained Mr. Salisbury memo notes several changes and additions requested by the Planning Commission since the last meeting with the exception of Temporary signs. There are some items which need to be changed under the Temporary signs section, because of content issues.

Ms. Stern Goldstein redistributed the Chapter 175 Zoning article dated July 1, 2015.

Upon reviewing the zoning article, Mr. Lowenstein commented signs are defined as building and questioned what is a building sign. He then questioned the definition of double faced signs, which are not used. Ms. Mason responded; a free standing sign is considered double faced.

Mr. Lowenstein noted two foot signs are used with many names, including other. He finds this confusing and suggested to provide more definition.

Section 175-107B: Any signs that flashing, rotates or oscillates with the exception of a barber pole. The Planning Commission agreed to make no changes to the section.

Section 175-107K: *Signs or any guide, stay or attachment thereto erected, placed, painted or maintained by any person with the exception of Doylestown Township, on rock, fences or trees or electric light, power, telephone or telegraph, or other pole on any street in the Township nor affixed to or on any trail in the Township.*

Ms. Stern Goldstein explained the section references no writing can be placed on rocks with the exception of the township's decision. The Planning Commission agreed to make no changes to the section.

Section 175 -108B: *Trespassing signs; signs indicating the private nature of a road, driveway or premises and signs prohibiting or otherwise controlling fishing or hunting upon a particular premise, provided that the area of one side of any such sign shall not exceed two square feet and shall be spaced at intervals of not less than 100 feet or street or property line frontage.*

Ms. Stern Goldstein indicated all signs content provisions listed under section 108 will need to be removed, so not to reference the work "Trespassing".

Ms. Mason questioned if the ordinance should be set up as a residential property who requests a permanent sign designating their profession or home office should only require a two square foot sign. This will enable to read the new ordinance separated between residential and non-residential under permanent signs. Mr. Lowenstein noted each ordinance will have a use involved and should be noted in a section and defined with a utility sign. Ms. Stern Goldstein indicated the exempt section will need to be cleaned up first based on the content to become neutral. Ms. Hendrixson added; the list will be shortening drastically without the content.

Ms. Stern Goldstein suggested to tie in the utility with road way directional signs. Also, no trespassing signs can be tied in complying with other regulations for property rights. For the two by two signs, such as used for real estate will need to be placed in the temporary sign category.

Ms. Hendrixson questioned where will the trespassing signs be categorized as. Ms. Stern Goldstein answered; more research will be completed by other states' statue under the right no trespassing or hunting. The signs can be either be exempted or note the permitted in another way.

Mr. Lowenstein questioned if political signs will be exempted. Ms. Stern Goldstein answered; the political signs will no longer be mentioned, because they are not regulated by Township's ordinance. Mr. Lowenstein suggested to define a temporary sign by restricting the posting only a certain amount of days before and after the event. Ms. Stern Goldstein explained; not all temporary signs are tied to a specific event or timeframe. The Township is trying to remove themselves from political or real estate signs. Mr. Lowenstein commented this may create problems with increased complaint calls.

Upon further discussion the Commission agreed by consensus, each residential property will have a square footage assigned for permanent and temporary signs. Ms. Hendrixson added; residential signs will be limited to a certain size will be considered a permanent sign that doesn't need a permit. In addition, temporary exempt signs will require a permit and also be limited in number and size. Mr. Kelso commented regulating time a sign can be posted will be challenging. Ms. Stern Goldstein noted the commission will need to decide on the number of signs, time period and district.

The Commission agreed Residential Temporary Signs section will be organized by what is exempt, what needs a permit and for specifics, the district section will need to be referenced. Ms. Hendrixson suggested adding a chart to the ordinance in the sign section. Mr. Kelso agreed, stating the chart will also assist with content issues.

A) The ordinance will show Residential Temporary Sign section as four square feet size permitted, one sign per street frontage with a six-month time period the sign can be posted.

B) The ordinance will show Residential Permanent Sign section as three square feet permitted, one per street frontage. Corner properties may be permitted to have one sign per each square frontage.

Mr. Kelso suggested to categorized the ordinance by District and Use. Ms. Mason questioned if Districts R1, R1A and R2 with single family homes can be noted. Then in District R2A and R2B single family homes can have one use and all other uses have another.

C) Permanent Signs posted under the District R1, R1A, R2, R2A (multi-family), R2B and R4 will be categorized under single family detached homes as three square feet size permitted, one sign per street frontage with a six-month time period the sign can be posted.

D) *Temporary Signs posted under any other uses than single family in the residential district will be noted as four square feet size permitted, one sign per street frontage with a six-month time period the sign can be posted.*

E) *Permanent Signs posted under any other uses than single family in the residential district will be noted as two square feet size permitted, one sign per dwelling with a six-month time period the sign can be posted.*

For other uses to include, places of worship and communities' centers Mr. Kelso suggested to stay with the current ordinance as shall not exceed 12 feet per side for schools, church and clubs and keep illumination of signs. Signage reference to guest homes should also remain the same.

F) *Temporary Signs posted in the Residential District under All Other Uses will be noted as twelve square feet size permitted, one sign per street frontage with a six-month time period the sign can be posted.*

G) *Permanent Signs posted in the Residential District under permitted non-residential Uses will be noted as one sign per property, one free standing sign per street access at one per street frontage, 36 square feet.*

H) *Commercial Temporary Signs will remain as noted in the current ordinance where Ms. Stern Goldstein will review the CR.*

I) *Village Commercial Temporary Signs will be noted as twelve square feet in size with six square feet of maximum as a maximum permitted for each.*

J) *Business Commercial Temporary Signs will be noted as one sign per frontage on each street permitted with nine square feet as a maximum size permitted for each, based upon one per 200 linear feet of frontage.*

K) *Business Commercial Permanent Signs will remain the same as currently noted on the ordinance. Verbiage will be updated.*

The Planning Commission agreed to conclude the work session as Ms. Stern Goldstein will update the Chapter 175 Zoning article dated July 1, 2015 with amendments noted, adding the commercial uses with adding charts and placing uses in districts.

Warrington Township Request for Comments on Proposed Zoning Change

In the form of a motion by Mr. Kelso; seconded by Ms. Hendrixson the Doylestown Township Planning Commission have no objections with regards to the Warrington Township Proposed Zoning Change, due to having no direct impact on Doylestown Township.

Motion carried 4 to 0.

Adjournment:

Hearing no further business, the January 14, 2016 Doylestown Township Planning Commission Work Session was adjourned at 5:36 p.m.