

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, March 20, 2012
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on March 20, 2012 with the following present: Dale Keener, JoAnn Rahouser, Thomas Hojnowski, Anna Shollenberger. Absent: William Byassee and township engineer. A copy of the roster is on file with the secretary.

Chairman, Dale Keener, called the meeting to order at 7:32 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser to approve the minutes of March 6, 2012. Upon roll call, Hojnowski voted yes, Rahouser voted yes and Keener voted yes.

FREEDOM HYUNDAI - SIGN VARIANCE APPLICATION

The commission reviewed the application and their comments were as follows:

1. No information was provided relative to the magnitude of lighting generated by the signs specifically within our ordinance. There are provisions for the brightness of signs and there is no evidence relative to the brightness of the signs so therefore it is difficult to determine if the sign as proposed meets the illumination standards of the ordinance.
2. Section 1908 Sub. Paragraph (f) Signs shall only be illuminated by shielding lighting mounted to the top of the sign directing the light down onto the sign, which may necessitate the request for an additional variance.
3. The request is for a total of ten (10) signs which represents five times the number of signs permitted by the ordinance. It appears to be excessive in the context of the ordinance.
4. The township's zoning officer letter dated February 7, 2012 states that the application for relief must be made within 20 days of this notice. The appeal is dated March 7, 2012 after the twenty (20) day time mark.

5. Relative to this request there are no calculations for the total of number of square feet of signage provided versus what is established in the ordinance.
6. As per the township engineer's comment, the proposed sign may be situated within the 30 foot Drainage Easement area along the rear property line of the General Utility Easement which runs from S.R. 0061 to Industrial Drive. It is recommended that the proposed location be shifted to the outside of all easement areas. Further recommended that a foundation plan be signed and sealed by a Professional Engineer licensed in PA be provided to the Township prior to this sign's installation.
7. The requested height of the pole sign is 45' which is greater than the permitted height of any building in the zone and is almost four times higher than what the ordinance provides for.

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser recommending that the Zoning Hearing Board rule against the request for a variance to control the signage and the regulations of the ordinance are complied with. Upon roll call, Hojnowski voted yes, Rahouser voted yes, Keener voted yes and Shollenberger voted yes.

ADOURNMENT

Since there was no further business, a motion was made by Thomas Hojnowski seconded by, JoAnn Rahouser to adjourn the meeting. The meeting was adjourned at 8:04 P.M. Upon roll call, Hojnowski voted yes, Rahouser voted yes, and Keener voted yes and Shollenberger voted yes.

Attest:

Anna M. Shollenberger
Secretary