

May 14, 2015
6:00 PM

The Zoning Ordinance proposed amendments hearing of the Monroe Township Board of Supervisors was called to order by Chairman Kehoe.

ATTENDANCE

Phil Kehoe, Chairman
A.W. Castle, Vice Chairman
Samuel Simmons, Supervisor

Michael Pykosh, Solicitor
Greg Rogalski, Zoning Officer
Mark Bruening, Engineer
Karen Lowery, Assistant Secretary

PROCEDURE

Mr. Pykosh explained the hearing is being held to consider the proposed amendments to the zoning ordinance, which are outlined in Ordinance 2015-05.

BOARD'S EXHIBITS:

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| <u>Township Exhibit #1</u> | Certificate of service of the public notice of the hearing and the proposed ordinance to be advertised in the Sentinel on April 28 & May 4. Copy of proof of publication. |
| <u>Township Exhibit #2</u> | Copy of the ordinance was provided to the township office to be available for public inspection. The ordinance and notice were published on the township website and the notice of the hearing was posted at the township building on April 2. |
| <u>Township Exhibit #3</u> | Cumberland County Planning Commission review report. |
| <u>Township Exhibit #4</u> | Copy of draft Planning Commission minutes of March 4, 2015. Mr. Pykosh and Mr. Rogalski were present at this meeting. |
| <u>Township Exhibit #5</u> | Copy of full text changes – Ordinance 2015-05. |

ZONING OFFICER COMMENTS

Mr. Rogalski was sworn in. Mr. Rogalski said Ordinance 2015-05 includes modifications to the zoning ordinance. The township started the review in January taking the

matter to two Planning Commission meeting and one Supervisors meeting. He reviewed the high level issues as follows:

1. Signage provisions for businesses with the number of off-site locations and variable message centers.
2. Communication antenna equipment, the potential of using township land for a wireless antenna, and panel size.
3. Unenclosed storage of vehicles, specifically in the conservation, village and R1 zone. This includes parking, storage and in the set-up position. Setbacks for parking are being put in place for parking.

Mr. Rogalski stated the Planning Commission did not recommend and changes be made to the proposed amendments.

Mr. Pykosh asked Mr. Rogalski if the proposed amendments were consistent with the comprehensive plan and the zoning districts. Mr. Rogalski answered yes.

AUDIENCE PARTICIPATION

Werner Schmidt, 779 Dogwood Lane, has a few comments/questions. First, he was happy that he could get on the website and obtain the changes and entire ordinance to compare what was being changed. He encouraged the township to put ordinance and resolution online.

Second, he doesn't want there to be an overabundance of electronic signs. What are the technical requirements? Is the intent to enhance vehicle safety because they are very distracting. Is there a case law that we have to allow the electronic changing signs?

Mr. Rogalski stated the county provided a model ordinance with the intent to provide public safety by preventing flashing, brightness and letter size. The sign sizes can be based on the size of the facility.

Mr. Pykosh stated that sign technology is developing. He is not aware of a specific case law to stop someone from putting them up, but they can be permitted in specific areas.

Mr. Schmidt questioned if there was an electronic sign near Wertz Coal Yard. Mr. Rogalski said those signs were appealed by the township. He would have to look into for specifics.

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to close the hearing with respect to the Zoning Ordinance amendments, Ordinance 2015-05, with the intent for action at the public meeting which will follow at 7:00 PM this evening.

ADJOURN

The Zoning Ordinance hearing was concluded at 6:25 PM.

Respectfully submitted,

Karen M. Lowery
Assistant Secretary