

Montgomery Township
Planning Commission Meeting Minutes
September 21, 2023

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 p.m. Thursday, September 21, 2023. The members of the Planning Commission in attendance included: Leon McGuire, Jay Glickman, Rutuke Patel, Jim Rall, Alex Rigney, Tom Borghetti, and Steve Krumenacker. Also present: Kailie Mechoir, Township Solicitor; Stacy Yoder, Township Planning Consultant; Marianne McConnell, Director of Planning & Zoning/Zoning Officer, and Mary Gambino, Land Development & Project Coordinator.

The regular meeting was called to order at 7:30 p.m. by Chairman Tom Borghetti.

After the Pledge of Allegiance, a motion was made by Jay Glickman, and seconded by Steve Krumenacker, to approve the minutes of the August 17, 2023 meeting, as submitted.

Marianne McConnell addressed the Planning Commission regarding three proposed amendments to the Zoning Ordinance:

1. **Standby (whole-house) Generators** – Currently, there are no guidelines regarding the placement of residential generators. The proposed amendment will treat these types of generators as accessory uses, since they are permanent, stationary apparatus, with a minimum rear and side yard setback of three feet. Non-residential generator placement will remain within the building envelope. The manufacturers' requirements (minimum five feet from any window or opening and minimum 18 inches from the home) are not affected by the zoning regulation and must be adhered to. Steve Krumenacker questioned regulations regarding noise levels and visual buffers. Ms. McConnell explained that generators noise levels are the same as air conditioning units. Alex Rigney questioned whether existing generators would have to be brought into compliance. Ms. McConnell explained that if a permit had been issued, those generators would remain in place as approved with the permit. Leon McGuire questioned the regulations regarding propane tank placement, to power the generator. Ms. McConnell explained that the propane placement and installation is regulated by the Commonwealth. Upon motion by Jay Glickman, and second by Jim Rall, the Planning Commission recommended that the Board of Supervisors authorize advertisement for a Public Hearing and subsequently approve the proposed amendment. All in favor.
2. **Special Events and Digital Signs** –
Special Events - The proposed amendment for special events would prohibit businesses not located within the Township from placing popup tents and selling merchandise outside. Under the current provisions of the ordinance, these types of occurrences would be allowed with the property owner permission and a permit. The new amendment would not affect township businesses nor prevent them from sidewalk or outside special sales or events, in accordance with the existing provisions for special events.
Digital Signs / Changeable Copy – The intent of this amendment is to provide provisions for changeable copy signs on properties such as churches, schools, hospitals, or other institutions of a similar nature that sit within a residential district. Changeable copy signs are currently only allowed in commercial zones. The new amendment would allow changeable copy for on-premise digital signs to change the message at a rate greater than

once per 20 seconds. Currently the Code allows a change of message once per hour. The changeable-copy sign area is limited to 16 square feet with a non-changeable background area. These types of signs shall not flash, scroll, fade, revolve, move, or have intermittent lighting or moveable characters or animated parts. Steve Krumenacker questioned whether brightness is addressed in the ordinance. Ms. McConnell stated that wattage and flashing is addressed in the ordinance.

Upon motion by Jay Glickman and second by Steve Krumenacker, the Planning Commission recommended that the Board of Supervisors authorize advertisement for a Public Hearing and subsequently approve the proposed amendment. All in favor.

3. ***Drive-Through Signage*** – Currently, drive-through and menu board signs are not defined in the zoning ordinance and are categorized as “miscellaneous signs” which are defined as any sign or type of sign not previously defined in the ordinance. All applicants must seek a special exception through the Zoning Hearing Board. The proposed amendment provides a definition and standards for these types of signs. Existing drive-through signage and other municipalities ordinances were surveyed to provide information for new standards which will include the number of such signs permitted, as well as area, size, placement, and safety requirements. Steve Krumenacker questioned whether further restrictions will be placed on signs such as percentage of area utilized for business identification. Ms. McConnell explained that over the years, this has not been an issue, and the amendment would not impose that type of restriction. She further stated that these signs will have the same restrictions as digital signs regarding no flashing, scrolling, etc. Upon motion by Jay Glickman and second by Ratuke Patel, the Planning Commission recommended that the Board of Supervisors authorize advertisement for a Public Hearing and subsequently approve the proposed amendment. All in favor.

Adjournment: There being no further business to come before the commission, the meeting adjourned at 7:52 p.m. The next meeting will be held at 7:30 p.m. on October 19, 2023, at the Township Building.