

**BOROUGH OF WEST READING  
PLANNING COMMISSION**

**WEDNESDAY, APRIL 2, 2014**

The West Reading Planning Commission met for their regular meeting on Wednesday, April 2, 2014 at Borough Hall with the following persons present: Chair Philip Wert, Deborah Hutcheson, Maxine Goodwin, Christin Kelley, Terry Siggins and Terry Naugle (Great Valley Consultants). Kim Collins, Vice Chair Christopher Lincoln and Zoning Officer Tracey Levering were unable to attend.

Visitor in attendance was Elizabeth Heckler.

Mr. Wert called the meeting to order at 7:07 p.m.

**PUBLIC COMMENT**

There was no public comment.

**PROPOSED REVISIONS TO THE ZONING ORDINANCE**

Mr. Naugle reviewed the four changes that had been recommended at the last meeting:

Section 501. Signs – Scope and Applicability

(d) The last sentence ‘There is no permit required for temporary signs used for commercial purposes (advertising)’ was removed as it is incorrect.

Section 505. General Sign Regulations

(o) The section was amended with this addition: “No portion of any awning structure, brace or pole shall interfere with the use of a public sidewalk”.

Section 533 and 534. Signs Permitted in the Central/General Business District

Section 533 (l) was amended to state that the total area permitted to be covered shall not exceed 150 square feet, instead of 70 square feet.

Section 534 (n) was amended to reflect the same change as above.

Both sections were changed to correct an inconsistency regarding sign square footage where a single use building could potentially be allowed 150 square feet of signage on the façade however in the case of a shopping center or group of stores with single ownership, the allowable square footage is maximum 70 square feet.

Mr. Naugle noted that these changes had not been sent to Mr. Becker as yet, and that Mr. Becker’s office will have to rewrite the Ordinance title which will be used to advertise the ordinance.

It was noted that there are no further amendments to review and the document is now ready for consideration by Council.

**Moved** by Terry Siggins and seconded by Christin Kelley to make a recommendation to Council on all of the proposed Zoning changes up to an including the most recent of 3/28/2014. **Motion carried.**

### **Subdivision and Land Development Ordinance Review**

Review of the SALDO had been previously discussed and it was requested that funds be budgeted in 2014 for this purpose, however it was cut from the budget. Mr. Wert said that in speaking with the Borough Manager, it was determined that some funds may be available to begin the project, hopefully toward mid-year.

Mr. Wert noted that it is imperative that the SALDO is updated prior to any new development or redevelopment taking place in the Borough. The document is not up-to-date and conflicts with the Municipal Planning Code.

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Cathy Hoffman  
Administrative Assistant