

MINUTES

PLANNING COMMISSION

October 9, 2023

The Planning Commission Meeting was held in-person at Borough Hall. Commission members present were: Mr. Bennick, Mr. DeAngelis, Ms. Lang and Ms. Perna-Rios. ‘Staff’ in attendance were Rocco Beltrami (Solicitor) and Keith Zehner (Zoning Officer). There were no members of the general public, only the new business applicants.

Chair Bennick called the meeting to order at 7:00 PM.

OLD BUSINESS

7:01 PM - The first order was an Old Business item, namely, as summarized by the Chair, that per the Act 537 CEPT approach, there will be no direct correlation to raise rates charged to Borough of Fountain Hill nor other customers.

MINUTES

7:02 PM - The second order of business was addressing the draft minutes of the last meeting. There was no discussion, and after a motion and second, the July 10, 2023 minutes were approved 4-0.

	Motion	2nd	Yes	No	Abstain	Absent
Brian DeAngelis		x	x			
Christopher Bennick			x			
Sandra Thomas						x
Patricia Lang	x		x			
Parmita Perna-Rios			x			

NEW BUSINESS

7:03 PM The Chair moved the meeting onto the only new business item, a Zoning Ordinance Text Amendment proposal by St. Luke’s Hospital c/o their Atty Steve Boell of Fitzpatrick, Lentz, and Bubba and V.P. of Operations, Patricio Manzanares.

The Chair recognized Zoning Officer Keith Zehner who explained the various versions that were provided within the members’ packets, namely, an original one submitted, and then an enhanced version, one style redlined to depict changes, and the other a clean (no redline) copy. The enhanced version was created after meeting with, and per recommendations by, the House and Ordinance Committee.

The Chair then recognized Atty Boell who provided background on “how we got here’. He explained why the current zoning limitations on signage does not work properly for a huge building, with several buildings, in a campus like setting on a large acreage property. He explained that the existing legislation is oriented to typical retail store type building with it having an overarching limit of 200 SF in area for all wall signs. He further explained that a campus setting with multiple buildings and multiple entrances need signs to engage directing the reader to a specific portion of the campus under the auspicious of a stressful medical situation or even emergency care. He also commented on how the signage is mostly informative and not really ‘advertising’ to persuade one to buy this service or product, here.

Ms. Lang took the floor and commented how she was pleased with a self-regulating/self-restricting approach, starting with the reduction from 10% down to 5%. Ms. Lang did have one area that piqued her interest and wondered aloud if Council might want to vet a way to limit feather flags, banners and the like.

7:18 PM A motion was made by Mr. DeAngelis that the Planning Commission recommends the proposed zoning amendment to Council as-is. It was seconded by Ms. Perna-Rios. The motion passed 4-0.

	Motion	2nd	Yes	No	Abstain	Absent
Brian DeAngelis	x		x			
Christopher Bennick			x			
Sandra Thomas						x
Patricia Lang			x			
Parmita Perna-Rios		x	x			

ADJOURNMENT

Having no other business before the commission, Mr. Bennick called for a motion to adjourn which was made by Mr. DeAngelis and seconded by Ms. Lang at **7:19 P.M.** The motion passed 4-0.

	Motion	2nd	Yes	No	Abstain	Absent
Brian DeAngelis	x		x			
Christopher Bennick			x			
Sandra Thomas						x
Patricia Lang			x			
Parmita Perna-Rios		x	x			

RESPECTFULLY AUTHORED AND SUBMITTED BY:

 Keith Zehner, Zoning Officer