

DRAFT
Forest Hills Planning Commission
Special Meeting- Roman Bistro Signage
MINUTES OF 7/25/12

COMMISSION MEMBERS IN ATTENDANCE: Norm Keller, Doug Philp, Marilyn Gelzhiser, Steve Greenburg and Scott Magaw

Also present, Krista Staley – Solicitor

Absent: Bob Thompson and Lisa Michel

There was no representation by the petitioner.

Meeting started at 7:35 p.m.

The special meeting was to review and comment on a “Zoning Hearing Board Request for Hearing” for a variance for the installation of a proposed pylon sign to be erected in the parking lot area of a property at 2104 Ardmore boulevard. This document was submitted by R.L. Beattie Jr. Architect.

After line item review of the “Request”, Marilyn Gelzhiser made the following motion:

1. Recommend denial of variances to permit the LED section of the sign: LED signs are not permitted anywhere in the Borough, and there is no argument as to hardship to permit one (everyone has the same hardship); changeable copy would be acceptable; note that changeable copy area would be included in the sign area.
2. Recommend approval of variance to permit off-site sign in the S-2 District: There is a hardship to place the sign on the restaurant parcel due to the site configuration.
3. Recommend approval of the 15 foot right-of-way/property line setback variance: There is a hardship to place the sign outside of the setback and maintain the maximum parking provided on the site.
4. Recommend denial of the sign area variance: Planning Commission interprets the ordinance as requiring 40 square feet per side, and no hardship has been presented.
5. Recommend denial of the height variance: The extra 5 feet is unnecessary and out of scale with the area; no evidence of hardship or technical impediment presented.
6. Recommend denial of internal illumination variance: This variance applies to the LED sign, which is not permitted.
7. Recommend approval of the 5-foot landscape area variance: There is a hardship due to the maximum parking provided on the site.
8. Recommend denial of the hedge variance: No hardship presented.
9. Recommend approval of the flowering-tree variance: There is evidence of hardship because there is not enough room for a tree with the parking area provided.

10. The Planning Commission would support a variance for materials only if the materials of construction are steel (no wood).

Motion seconded by Scott Magaw.

Motion was unanimous.

Next scheduled meeting: 7:30 pm September 26, 2012.

Meeting adjourned 9:15 PM

Minutes by N.L. Keller