



# BETHEL TOWNSHIP

DELAWARE COUNTY  
1092 BETHEL ROAD  
GARNET VALLEY, PA 19060

## Planning Commission

Louis Torrieri-Chairman  
Kenneth Laaken, Jr. Vice-Chairman  
Lynn Mahoney-Secretary

L. Theodore Hoppe Jr.      Jean Stoyer  
Judith McCleary              David Tustin  
Rajesh Shah

Matthew Houtmann, P.E.  
Township Engineer

Laurence L. Smith, Esquire  
Planning Commission Solicitor

Phone: (610) 459-1529

Fax: (610) 459-2921

Email: [planning.commission@betheltwp.com](mailto:planning.commission@betheltwp.com)

[www.twp.bethel.pa.us](http://www.twp.bethel.pa.us)

## PLANNING COMMISSION RECORD OF MINUTES January 2, 2013

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, January 2, 2013, in the John Myers Township Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### PRESENT:

Louis Torrieri-Chairman      Kenneth Laaken, Jr.-Vice-Chairman  
Judith McCleary                  Jean Stoyer  
Rajesh Shah                          David Tustin

### IN ATTENDANCE:

Lynn Mahoney, Secretary  
John Camero- Liaison, Township Supervisor  
Laurence L. Smith, Esquire-Planning Commission Solicitor

### APOLOGIES:

L. Theodore Hoppe, Jr.

### OBSERVERS:

### MEMBERS OF THE PUBLIC    (2)

The regular meeting was called to order by Louis Torrieri, Chairman at 7:30 p.m., followed by the Pledge of Allegiance.

The Chairman requested everyone to please silence all electronic equipment and announced the presence of a recording device for the purpose of minute taking.

### APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes of the December 5, 2012 meeting as prepared by our secretary.

**Motion:** Moved by Ken Laaken, and seconded, that the minutes be accepted as prepared by our secretary. **Motion carried**, unanimous.

**CORRESPONDENCE:** Correspondence will be addressed during Old Business.

**REPORTS:**

**1. SEWER AUTHORITY: Laurence Smith – No report**

***ADDITIONAL COURTESY PUBLIC INFORMATION PRESERVATION SOCIETY:***

*The Preservation Society will have an open house on Saturday, January 26, 2013, for the Francis Harvey Green School artifacts, from 11a.m.-2p.m. On January 29, 2013, there will be a meeting on the Preservation of Chestnut Trees. Further information can be found of The Bethel Preservation Website*

**OLD BUSINESS:** Bethel Township Sign Ordinance-

**Kelly Sullivan-** Alternate solicitor for the Bethel Township Board of Supervisors, gave an overview of a proposal for a zoning change presented at last month's Planning Commission meeting, with regards to the Sign ordinance, in particular, Billboards and Free-Standing Signs

Suggestions by The Commission:

**Section 1704(1) (B)-**

A suggestion by The Commission that "vinyl" is included in the section when referring to advertising cloth or paper banners and the word "banner" should not be stricken after "feather flag signs."

**Section 2 1704 (1) (F)-**

Clarification was given on the changes. No comments

**Section 3 1706 (1) (C)-**

No comments

**Section 4 1706 (3) (B)-**

Freestanding signs in this section should also include "ground signs."

**Section 5 1706 (G)**

(1) Clarification on the term "lot" was given.

(2) Clarification on the term "property line" was given.

(3) Recommended the length of time permitting temporary promotional signs be reduced from 180 business days in a calendar year.

(4) No comment

Section 6 1707 (2)

Location restriction should be added. Clarification should be addressed concerning residential and commercial properties with regard to their proximity to each other when erecting a billboard.

Section 7 (7) (8)

Definition of Billboard should be reworded to reflect current regulation size of a by right billboard (100 sq. ft.) A recommendation was given to include "vehicle" in the definition of billboard and possibly natural elements i.e. shrubbery, boulders, etc.

Changing intervals for digital messages. Changing intervals were addressed in the proposal. Illumination levels (wattage) should also be addressed, as well as timing changes for the illumination and incorporating "shut off" times. Esthetically, landscaping requirements should also be incorporated.

Section 8

No comment

Questions of enforcement of the sign ordinance were discussed and addressed.

*In reviewing the sign ordinance, The Commission submitted additional recommendations, to Kelly Sullivan, addressing the remainder of the sign ordinance, not included in the current proposal, for review and possible inclusion into the proposed amendment to the sign ordinance.*

Recommendation by the Delaware County Planning Commission, dated December 20, 2012, will be incorporated in the amended sign ordinance.

**NEW BUSINESS:** No new business

**PUBLIC COMMENTS AND QUESTIONS:** No public comments or questions

**ADJOURNMENT:**

The next regular Planning Commission Meeting will be held on Wednesday, February 6, 2013, at 7:30 p.m.

The meeting adjourned at 8:35 p.m.

**Lynn Mahoney**  
**Secretary**