

August 31, 2017

The Supervisors and Planning Commission Members of Weisenberg Township, Lehigh County, Pennsylvania met at 7:00 p.m. in the Municipal Building, 2175 Seipstown Road, Fogelsville, Pennsylvania to conduct a workshop regarding changes to the Zoning Ordinance. Present were Linda Gorgas, Thomas Wehr, Anthony Werley, Brian Carl, Michael Levitsky, Diane Matthews-Gehringer and Steve McGlynn.

Brian Carl reviewed the Zoning Ordinance and discussion was held on the following sections:

Definition-

Agri-tourism – further investigating needs to be done to see what surrounding municipalities classify this definition as. Discussion was held on Vineyard’s and how to regulate their functions. (Lancaster County/Albany Township) and maybe we need to look at Agri-Business as a second definition.

Home Occupation Providing Offsite Services – discussion on lot size and possibly having the applicant apply for a land development. This will have to be further discussed at the next meeting.

Membership Club – Add the following “The membership club shall serve a purely social, athletic or community service purpose. It shall not be operated on a membership basis and not conducted as a business.

Digital Display Signs – Add the following “The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital display may include but are not limited to LCD, LED, or plasma display.” Only permitted in the G.I & L.I. Districts and will be treated as a special exception.

Advertising Signs – Only allowed in the G.I. & L.T. districts. Suggestions are that they can’t front residential properties, height restriction, brightness of signs, and limit 1 billboard per acre or number of signs per property. Distance regulations from one billboard to the next billboard will also be considered.

Monument Sign – The change to this definition will be that it still requires a permit but it does not have to go to the Zoning Hearing Board for approval.

Temporary Signs – Adding the following “Temporary signs advertise municipal or civic projects, construction projects, real estate, a commercial grand opening, political candidates, or other special events on a temporary basis. Political signs and portable signs (e.g. sandwich board signs) are examples of temporary signs.”

District’s R, RV and RC – Change to “Permitted Uses” – state (Limited 1 dwelling unit per lot.)

541.15 – Adding “For the purpose of this ordinance, mobile food trucks or temporary structures serving food are not permitted.” Adding wording for allowing food trucks for special functions such as church picnics, soccer games, or non-profit organization.

541.26 – Adding “and construction related businesses pursuant to the provisions of Article 930.”

542.07 – Adding “Home Occupation Providing Offsite Services”.

Agri-Tourism – Adding to the “R” and “RC” Districts.

Discussion was held regarding animals and how to regulate the number of animals (chickens/horses) per lot size.

Lighting – (All districts) Adding “Any and all lighting must be pointed in the downward position.”

Discussion was held regarding what is the average height of pole lighting. Brian will look into this to see if we need additional wording to be added regarding the height.

Accessory Structures – Height restrictions were discussed on accessory structures. 20’ maximum height with accessory structures 10’ off the property line (side/rear). 30’ maximum height with the setbacks of the principal use of the property (side/rear).

Vehicle Signs – Adding “Vehicle signs placed on or painted on a motor vehicle or trailer parked with the primary purpose of providing signage. Prohibited is any sign displayed on a parked trailer or truck or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This regulation shall permit the use of business logos, identification or advertising on vehicles primary and actively used for business purposes and/or personal transportation.”

Unsafe or Unlawful Signs – Adding “Upon written notice of Weisenberg Township, the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication, or it is determined by Weisenberg Township to be nuisance, or it is deemed unsafe by Weisenberg Township, or it is unlawfully erected in violation of any of the provisions of this Article.”

Abandoned Signs – Adding “It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 180 days of an sign becoming abandoned as defined in this section. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.”

### **Bob Elbich Comments – Review**

**Comment # 1** – Codification of Ordinances was discussed in order to establish better accuracy to the current Zoning Ordinance so that everyone has the same information.

**Comment # 2** – Definition of Bank – ATM stand-alone machines would fit definition.

**Comment # 3** – No Change

**Comment # 4** – No Change

**Comment # 5** – No Change – Check to see if this is in the Multi-Municipal Plan.

Gun Club’s (Target Shooting, etc.) pull out this in our zoning ordinance because the Multi-Municipal Plan provides it. Brian Carl will reach out to the LVPC in order to update the Multi-Municipal Plan since it is over 10 years old now.

**Comment # 6** – No Change – if in the Multi-Municipal Plan or if not only in the G.I.

**Comment # 7** – No Change

**Comment # 8** – No Change

**Comment # 9** – No Change

**Comment # 10** – No Change

**Comment # 11** – 602.14 materials list should include large rubber products. – Okay.

**Comment # 12** – 602 – Okay with this change to add Vehicle Manufacture/Assembly.

**Comment # 13** – This was previously discussed and taken care of.

**Comment # 14** – No comments.

An executive session will be scheduled for 6pm on September 11<sup>th</sup> (prior to the Board of Supervisors Meeting) to discuss changes to the employee manual.

Respectfully submitted,

Brian C. Carl  
Secretary