



TOWNSHIP OF FERGUSON

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TO: Planning Commission

FROM: Raymond J. Stolinas Jr., AICP, Director of Planning & Zoning
Lindsay K. Schoch, Community Planner

DATE: October 5, 2016

SUBJECT: Pandy Farm LP Request for Sign Ordinance Amendment

Ferguson Township received an application to amend Chapter 19 – Signs and Billboards of the Code of Ordinances. The application was submitted on behalf of Hoss' Restaurant Operations, Inc. for Pandy Farm LP and is requesting that the ordinance be amendment to allow no more than two ground signs if a lot has two or more principal buildings (separate and distinct businesses) on it and there is more than one access point onto an arterial road. Currently, the sign ordinance only permits one ground sign per lot. The specific property affected by this restriction and precipitating this application is located at 1450 and 1500 North Atherton Street which is the location of Hoss's Restaurant and the former Mattress World.

Staff provided the Planning Commission a few items to assist in your recommendation to the Board of Supervisors: Letter from Hoss's Restaurant the outlines commercial sign requirements in other Centre Region municipalities, the August 16, 2016 Zoning Hearing Board decision on a variance request and analysis that reflects other unique commercial properties in addition to accident data.

Please keep in mind that Planning & Zoning staff continues working on an overall Sign Ordinance amendment as a result of the 2015 Supreme Court decision resulting from the Town of Gilbert vs. Reed.

Staff Recommendation: That the Planning Commission to review and discuss the proposed amendment, analysis, municipal comparison and the recent Zoning Hearing Board decision and provide staff with a direction to proceed.