

SEPTEMBER 6, 2006  
WAYNESBORO, PA 17268  
PUBLIC HEARING RE: PERMITTED SIGNS  
IN THE TOWN CENTER (TC) DISTRICT

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Council President Richard George called the public hearing of the Waynesboro Borough Council to order at 7:05 p.m. with the following in attendance:

Borough Council Members – Allen Porter, Jason Stains, Craig Newcomer, Richard George, Charles McCammon and Allen Berry

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager  
Kevin Grubbs, Head of Engineering Services  
Melissa Dively, Borough Solicitor (Salzmann Hughes, PC)

Mr. George noted that the public hearing was duly advertised in *The Record Herald* on August 17<sup>th</sup> and 24<sup>th</sup>. He then administered the oath to individuals who intended to give testimony during the hearing.

Kevin Grubbs testified to the following:

- March 13, 2006 - Waynesboro Planning Commission reviewed and made recommendation for adoption of the proposed ordinance
- March 24, 2006 - proposed ordinance mailed to Franklin County Planning Commission for review and comments
- April 5, 2006 - Borough Council scheduled public hearing for May 3, 2006 at 7:15 p.m. I
- April 7, 2006 - Borough Solicitor reviewed the proposed ordinance
- April 18, 2006 - proposed ordinance advertised in *The Record Herald*
- April 19, 2006 - received recommendation for approval of proposed ordinance from Franklin County Planning Commission
- April 25, 2006 - proposed ordinance advertised in *The Record Herald*
- May 3, 2006 - public hearing held; Borough Council elected to send proposed ordinance to Property Committee for review and comments
- July 3, 2006 - received revisions from Property Committee
- July 6, 2006 - Borough Solicitor reviewed the revised ordinance
- July 10, 2006 - due to lack of a quorum, rescheduled Waynesboro Planning Commission meeting to July 17, 2006
- July 12, 2006 - Borough Council scheduled public hearing for September 6, 2006
- July 17, 2006 - Waynesboro Planning Commission reviewed and recommended adoption of revised ordinance to Borough Council
- July 21, 2006 - delivered copy of revised ordinance to Franklin County Planning Commission for review and comments
- August 17 and 25, 2006 - revised ordinance advertised in *The Record Herald*
- September 6, 2006 - received approval of revised ordinance by Franklin County Planning Commission

Jack Abbott, Abbro Realty - Mr. Abbott owns the property at 239 E. Main Street, which is situated in the Town Center District and occupied by Patterson, Kiersz & Murphy. As he understands the proposed ordinance, one (1) would be permitted in the building setback and on the building itself. But the ordinance doesn't address a situation where the building is set back 100' from the street, and a sign on the front of this building wouldn't be visible from the street. He feels there should be a paragraph added to permit buildings not visible to the street to have more than one sign in the setback area if there are multiple occupants in the building. Mr. Abbott added that he is unsure how many buildings this would apply to, but he doesn't feel it would involve a lot of signs.

Mr. Hamberger referenced Item #4 of the proposed ordinance which indicates that "on any tract within a Town Center District owned in single and separate ownership where a group of four (4) or more separate business entities function as a unit, in addition to signs permitted for individual establishments, there shall be permitted one (1) sign for every street frontage indicating the name of the business center and/or names of individual establishments within the center, provided that the area of any one (1) side of such sign shall not exceed twenty-five (25) square feet, and provided that the location and orientation of such sign shall be designated on or in connection with the required development plan." Further discussion and clarification on the matter was provided, and Mr. Abbott noted that he had misunderstood the proposed ordinance.

Councilman McCammon suggested that Item #3 be modified to include a stipulation that any permitted sign be located below the second floor level. Discussion regarding the proposed modification then ensued, and President George asked if this modification could be made without holding an additional public hearing. Solicitor Melissa Dively advised that this would be a substantial difference in the location of a sign which would require re-advertisement. Mr. Hamberger suggested that the proposed ordinance could be adopted and then modified at a later date.

There being no further comments on the matter, the hearing was adjourned at 7:17 p.m.

Respectfully Submitted,

Melinda S. Knott  
Administrative Assistant