

**Lower Paxton Township
Zoning Hearing Board**

July 29, 2021

Members Present:

Greg Sirb

Jeff Staub

Ron Reeder

Joe Murphy

Also, In Attendance: James Turner, Amanda Zerbe, Kristi Focht

Docket 1447

Applicant: Mundorf Sign Co.

Address: 29 Overbrook Ave. PO Box 7225 York, PA 17404

Property Owner: Brett Dahlman

Property: 5104 Jonestown Road

Applicant: For a Variance from sign requirements for wall signs in a Planned Center. The Planned Center is located in the Commercial General, CG, Zoning District.

Fees Paid: July 6, 2021

Property Posted: July 9, 2021

Advertised: Appeared in the Hummelstown Sun on July 14, 2021, and July 21, 2021. It was advertised on the Township website and Township media accounts.

The Hearing Began at 7:00 p.m.

Mr. Sirb swore in applicant Derrick Kluegel. Mr. Kluegel noted he runs the sign company.

Mr. Sirb swore in Amanda Zerbe, Lower Paxton Zoning Officer.

Mr. Sirb questioned Ms. Zerbe on what Township Ordinance is at issue.

Ms. Zerbe answered 203.014, sign requirements for wall signs in the Planned Center.

Mr. Sirb questioned Ms. Zerbe if the appropriate fees have been paid.

Ms. Zerbe answered that the applicant paid the fees on July 6, 2021. Mr. Sirb questioned if the application had been properly advertised and hearing notices posted. Ms. Zerbe answered that it was advertised in the Hummelstown Sun on July 14 & 21, 2021; and it was posted on July 9, 2021. She noted that it was also advertised on the Township website and Township media accounts.

Mr. Sirb questioned the zoning of the property.

Ms. Zerbe answered Commercial General.

Mr. Kluegel noted for reference that the Peir One Sign was approximately 130 square feet. He explained that the new proposed size of the lettering is good for readability and continued that the proposed letter size is not 33 inches tall and noted the letters are only 14 inches, but the boxing that goes around the letters makes it that size. Mr. Kluegel explained that the letters cannot go any smaller or it will be hard to read the sign. He explained that the font size would not look good if it went any smaller. He noted that the building has been split into two units one side for Sleep Number and the larger side for Mattress Warehouse.

Mr. Sirb questioned that the letter size is only 14 inches.

Mr. Kluegel answered yes. He noted that the sign will not look right with smaller letters and customers who are across the street at the intersection would not be able to read it.

Mr. Reeder noted he thought they were the same store.

Mr. Kluegel noted that Mattress Warehouse is a larger store but is a different store that will receive their own signage.

Mr. Sirb questioned how their sign impacts Mattress Warehouses sign.

Ms. Zerbe noted it would not as long as it comes under the requirements noting it is a Planned Center.

Mr. Sirb noted that what will happen is the Board will give a variance to Mattress Warehouse as well.

Mr. Kluegel noted Mattress Warehouse is in a different size unit and fall under a different category. Mr. Kluegel noted that he feels that having one size sign that is larger than the other will not look right. He noted that they are looking for a sign on the front and one on the side.

Mr. Sirb noted that they are requesting two variances.

Mr. Sirb swore in Sara Kluegel.

Ms. Kluegel noted she did not know they would have two variances.

Ms. Zerbe noted that it was advertised correctly. She explained that she knew it was two proposed signs and the size of the sign was too large.

Mr. Sirb questioned that the proposed sign is 57 square feet and the zoning allows 32 square feet, noting that is 25 square feet over. Mr. Sirb noted to the Mattress Warehouse sign.

Mr. Sirb questioned what is being granted to Sleep Number Mattress Warehouse.

Ms. Zerbe noted that they have not requested any variances at this time.

Mr. Kluegel noted that Mattress Warehouse has plans for two signs as well. Mr. Kluegel noted that they would be requesting two signs because of the mall around the store and the trees in front of the store. He noted the trees are hard to see through.

Mr. Sirb noted that whatever is granted tonight for Sleep Number, Mattress Warehouse will ask for that as well. Mr. Sirb questioned if both sides of the sign will be approximately 57.64 square feet.

Ms. Kluegel answered yes.

Mr. Sirb questioned what is proposed in the drawing is what the sign would look like.

Mr. Kluegel answered yes.

Mr. Kluegel noted that the proposed sign for the side of the building will help people who are in the mall see the store.

Mr. Reeder noted that Starbucks has a sign on the front and on the side.

Mr. Staub questioned if Peir One had a wall sign on the Commons Drive side of the building or if they just had one on the front.

Mr. Sirb answered no.

Mr. Staub questioned who would get the monument sign out front of the store. He noted that Sleep Number could have up to four signs.

Mr. Kluegel noted they have not proposed anything yet noting they may not think anything is there because it is small.

Mr. Reeder noted that they could make it conditional that if they get the monument sign, they do not need the sign on the side of the building.

Mr. Sirb noted that made sense. He noted people could see the monument sign before they would see the wall sign.

Mr. Kluegel agreed that the monument sign would be more visible.

Mr. Sirb noted that if they would get a variance from Mattress Warehouse, they would give the monument sign to Mattress Warehouse and Sleep Number would receive a sign on the pylon sign.

Mr. Staub noted that on the drawings it shows they are replacing the panel on the pylon sign.

Mr. Sirb requested to stay with Sleep Number and if the Board granted Sleep Number the 57.64 as proposed facing Jonestown and gave the monument sign on Commons without giving the second wall sign. Mr. Sirb questioned if that made sense.

Mr. Kluegel answered that he feels that is a reasonable offer.

Mr. Sirb noted that most of the traffic to the store will be coming off Jonestown Road.

Mr. Murphy noted that the only people who would see the side sign are the people who would be traveling from the Starbucks area.

Mr. Reeder questioned if the Board controls the advertising on the large sign.

Ms. Zerbe answered the pylon sign is controlled by the sign ordinance.

Mr. Sirb noted this decision tonight would only affect Sleep Number but he would like to set a precedence for Mattress Warehouse.

Mr. Sirb questioned if there was any room for more tenants.

Mr. Reeder noted that there are only two tenants in that space.

Mr. Kluegel questioned if they would go back to one sign could they go back to what is proposed noting the lettering would be small.

Mr. Sirb questioned that the proposed sign would be 57.64 square feet.

Mr. Kluegel questioned they would only be getting one sign.

Mr. Murphy noted he would get two signs, one on the building and one pylon sign.

Ms. Kluegel noted that the original proposed sign was 72.26 square foot, and the company dropped the size down to 57.64 so that they can get the variance for both signs. She questioned that since they are only getting one sign could they go back to the original proposed sign of 72.26 square foot. She noted that at the 72.26 square foot sign the company would agree to that since they cannot have two signs.

Mr. Sirb noted that they would already be granting a larger sign at the 57.64 square feet.

Mr. Kluegel noted that it is the font style they have chosen.

Mr. Staub noted the 57.64 is almost double what is allowed.

Ms. Kluegel noted that between the lettering and the trees the bigger the sign they are granted it would be better. She explained that if she goes back to the company with only one small sign, they may have her come back to the Zoning Hearing Board.

Mr. Sirb noted that the Board is granting two variances, noting the size variance for the front and a giving a side signage that is not required to have.

Ms. Zerbe noted that in a Planned Center you have a wall sign and a free-standing sign. Ms. Zerbe noted that they do not need a variance for the monument sign. She noted they are only getting one variance.

Mr. Sirb noted that he would be ok to grant the two signs at a smaller size.

Mr. Kluegel noted that may be difficult to do because of how the letters are. He noted that he would have to check with the company and resubmit drawings to make sure it would even fit.

Mr. Reeder noted to Noodle and Company having two signs.

Mr. Sirb noted that most of the corner lots have two signs.

Ms. Zerbe noted that Mattress Warehouse will have a larger sign because they are a larger space.

Mr. Staub noted that sign on the Commerce Drive sign is redundant when there will be a sign on the pylon. He noted his other concern is the wall sign on the side of the building, Mattress Warehouse will want one is well.

Mr. Sirb noted that he is not opposed to the side sign at 32 square feet and then give them a wall sign at their minimum. He noted that that would be the variance, would be the sign on the front and a smaller wall sign.

Ms. Kluegel noted she is not opposed to that.

Mr. Murphy noted that the applicant already had instructions for a sign on the pylon size so they will have that.

Mr. Sirb questioned if any members of the Board had any questions or comments.

No response was heard.

Mr. Sirb questioned if the Township had a position.

Ms. Zerbe answered no.

Mr. Sirb motioned to approve Docket 1447, granting a Sleep Number sign facing Jonestown Road as submitted 57.64 square feet and grant a second wall sign facing Commons Drive at 32 square feet.

Mr. Reeder seconded the motion.

Mr. Sirb questioned if there is any further discussion by any member of the Board or audience.

No response was heard.

Mr. Sirb requested Ms. Zerbe to conduct a roll call vote: Mr. Sirb, aye; Mr. Murphy, aye; Mr. Reeder, aye; Mr. Staub, no.

Mr. Sirb noted the application has been granted.

This hearing ended at 7:50 p.m.

Respectfully Submitted,

Kristi Focht

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Recording Secretary