

NEW FREEDOM BOROUGH PLANNING COMMISSION

June 20, 2022

Meeting was called to order by Teresa Ruby at 6:02 pm.

Members present: T. Ruby, J. Merrill, M. Hopkins, E. Aycok

Also present: Wade Portner, Zoning Officer.

Minutes: Motion by M. Hopkins, 2nd J. Merrill to approve the minutes of November 15, 2021.

Motion Carried.

NEW BUSINESS:

BAUERNHOF BREWING COMPANY, LLC – 224 N. CONSTITUTION AVE. – VARIANCE REQUEST TO HAND PAINT SIGN ON THE FRONT OF BUILDING WALL THAT EXCEEDS 10 SQ. FT. - §225-803 CHART A, PERMANENT SIGN REQUIREMENTS:

Martin Virga, owner of Gunpowder Falls Brewing aka Bauernhof Brewing Company was present to represent the Variance Request.

He explained the need for his request.

Stating the difficulty of approved signage size to be seen due to the location of the property.

He explained that the sign would not be an illuminated sign nor a structural sign. He is requesting letters to be painted on the wall of the building between existing windows.

J. Merrill asked about the length of the lettering.

M. Virga explained that there are four windows and they have three words. There is thirteen feet between the windows and the letters would be four feet tall evenly spaced between the windows.

T. Ruby asked for any discussion.

J. Merrill said that she had driven down the road to see how the visibility would be from the Constitution and you only have about two seconds to look over and see anything.

T. Ruby read the qualifications for a variance

#1 is met

#2 is met

#3 no necessary hardship has been created by the applicant.

#4 N/A

#5 is subjective

T. Ruby believes it meets the qualifications.

T. Ruby reminded M. Virga that they (Planning Commission) do not make the decision, they only make a recommendation to the Zoning Hearing Board.

J. Merrill asked about the apartments that sit near the site and if they will see the signage.

M. Virga said that he lives in those apartments and from where is apartment is, you can not see that part of the building.

Public Comment:

Erica Rearich questioned if there was any plan to put signage on Constitution Ave pointing down towards the business.

M. Virga said that he has been trying to contact Gemcraft to see if he could receive permission to do that but has not received an answer at this time.

Decision:

M. Hopkins motioned to recommend approval to the Zoning Hearing Board. 2nd by E. Aycock.
All in favor Motion carried.

Adjournment:

Motion to adjourn by T. Ruby, 2nd by J. Merrill all in favor. Meeting adjourned at 6:20pm.