



## **Resident Alert**

### **Rezoning Radbill Park**

**On Thursday, October 21, 2010, the Tredyffrin Township Planning Commission will consider a proposal by Clear Channel Outdoor Media to rezone Radbill Park (the ball field on Rte 252 across from the entrance to Daylesford Lake) from an R-1 Residential Area to a C-1 Commercial area. Ultimately, Clear Channel wants to convert their existing billboard on the site to a brighter electronic LED sign.**



**Under the Township's Zoning Ordinance, a C-1 Commercial district would allow retail and commercial activities. Some examples include drug stores, gas stations, convenience stores, banks, funeral homes and even schools. Not only are LED signs brighter than regular billboards, their messages can change every five to ten seconds.**

**We need your help**

## Background

There has been a billboard next to Radbill Park for several years. In 2003, Tredyffrin Township negotiated a six year lease with Clear Channel Outdoor Media Inc. to share in 50% of the rent or \$27,000 to \$29,000 a year whichever was greater. In December 2009, the Township's Park and Recreation Commission discussed negotiating a further six year lease for a digital LED Billboard which would significantly increase the potential revenue to the township.

## The Rezoning Process

The first step in requesting a change in zoning is to apply for the change and appear before the Township's Planning Commission. Ultimately, the Tredyffrin Board of Supervisors will hear the application and makes its decision. It is important that residents and the Association be present at all stages of the rezoning process.

## What the Association is doing to oppose the zoning change

The Association is taking the following steps to address the situation:

1. **Resident Involvement:** The most important way to effectively oppose the proposed zoning change is for residents to participate in person by attending the Township hearings and by making their feelings known.
2. **Legal Representation:** The Association's attorneys who have experience dealing with zoning matters and outdoor billboards will be present at the meeting of the Planning Commission on Thursday evening to represent the Association's interests.
3. **Contact Elected Representatives:** The Association has also been in contact with our local Township and State elected representatives to express our concerns.
4. **Contact other local community groups:** We have also been in contact with other local community groups who should be concerned about the proposed zoning change.
5. **Resident Petition:** The Association is circulating a petition among homeowners in Daylesford Lake and Daylesford Estates opposing the zoning change.

## Impact of Rezoning

Even though the Township and Clear Channel are not currently planning to develop Radbill Park as a commercial property, once the area is rezoned C-1 Commercial it will be much easier for commercial development to occur there in the future. Many communities across the country are opposed to the installation of LED billboards due to traffic safety concerns, distractions to drivers, light pollution and environmental impacts. Commercial development across from Daylesford Lake could greatly increase traffic in the area and make the entrance to Daylesford Lake more dangerous. In addition, rezoning could affect property values.

## What you can do to help oppose this change:

You can help oppose the rezoning change by doing one or more of the following:

1. **Attend the meeting on Thursday:** Attend the Tredyffrin Township Planning Commission Meeting on Thursday October 21, at 7 PM in the Township Building at 1100 DuPortal Road.
2. **Sign a petition opposing the zoning.** A member of our community will drop by your home before the meeting on Thursday to ask you to sign the petition. You can also sign the petition at the management office in the clubhouse during business hours from 8 to 5 on Monday to Friday.
3. **Contact our Township Supervisor and State Representative:** John D. DiBuonaventuro is one of our Township Supervisors. His e-mail addresses are [jdibuonaventuro@tredyffrin.org](mailto:jdibuonaventuro@tredyffrin.org) and [jdcentury@verizon.net](mailto:jdcentury@verizon.net). You can also leave him a telephone message at (610) 644-1400. Warren Kampf is another Township Supervisor. You can call him at 610-644-1400 or send him an email at [Kampfw@comcast.net](mailto:Kampfw@comcast.net). State Rep. Paul Drucker can be contacted by email at [RepDrucker@pahouse.net](mailto:RepDrucker@pahouse.net) or by telephone at 610-688-5691.
4. **Send an email to Daylesford Lake:** Send an email to [manager@daylesford-lake.com](mailto:manager@daylesford-lake.com) stating your opposition to the proposed zoning change. We will forward the emails from our residents to the Township.
5. **Contact the Tredyffrin Township Planning Commission:** You can email the Planning commission at [plan&zoning@tredyffrin.org](mailto:plan&zoning@tredyffrin.org).

## More information

The following links will provide you with more information about Tredyffrin Township, Clear channel Outdoor Inc and Digital LED Billboards:

1. Planning commission Meeting Agenda:  
<http://www.tredyffrin.org/boards/pc/agenda.aspx>
2. Tredyffrin Township Board of Supervisors:  
<http://www.tredyffrin.org/boards/bos/>.
3. Tredyffrin Township Planning Commission:  
<http://www.tredyffrin.org/boards/pc/>.
4. Tredyffrin Township Ordinances:  
<http://www.ecode360.com/?custId=TR1485>.
5. Clear Channel Outdoor Inc. Digital Network: See Clear Channel Marketing material and the location of digital LED Billboards in our area:  
<http://www.clearchanneloutdoor.com/products/digital/don/index.htm>.
6. Digital LED Billboard FAQ: There are many websites that discuss Digital LED Billboards. The link below is an example:  
<http://www.sceniccolorado.org/articles/billboard-mythology/>
7. .Contact the Daylesford Lake Office: you can contact the Daylesford lake office by email at [manager@daylesford-lake.cin](mailto:manager@daylesford-lake.cin) or by calling Rosemarie at 610-407-4347.