

BOROUGH COUNCIL HEARING
June 25, 2026, 6:00 PM, Municipal Building
Application of Munro Printing and Graphic Design, LLC
Change-of-Use of a Nonconforming Property – 835 Church Street

CALL TO ORDER

Michael Manerchia, Council Vice-President, called the meeting to order.

ROLL CALL

Present were Councilors Cheryl Evernham, John Johnson, Larry Killinen, Josephine Laird, Michael Manerchia, Lauren Ottinger, Janette Weigand and Mayor Gene Taylor. Also present was Borough Manager Andrew Weldon.

PUBLIC HEARING - Introduction:

Submitted on June 1, 2026 was an application from Munro Printing and Graphic Design, LLC. for a Zoning Permit. The lessors are exclusively a printing and graphic design company currently operating out of the property at 815 Market Street. The reason for the application is change of use of a non-conforming property. The property is located at 835 Church Street and consists of tax folio no. 24-00-00095-00. The applicant has executed a lease agreement with Richard Wertz to lease the property for a year with an option to purchase at the termination of the lease. We have received a copy of the lease which gives Munro Printing and Graphic Design standing and the authorization to apply for a Zoning Permit.

With regard to legal pre-existing nonconforming properties, it is the intent of the Marcus Hook Zoning Ordinance to permit the nonconformity to continue, but to recognize that the use is inconsistent with the purpose of the zoning district in which the property is located. For this reason, controls are established over such nonconforming properties to prevent the unreasonable expansion of the nonconformity and any change to a less restrictive use than the existing nonconformity.

Although a nonconforming property and a nonconforming use, Council determines if the proposed use is equally or more restrictive than the previous use. Council may impose reasonable conditions in conjunction with the issuance of a zoning permit to Munro Printing and Graphic Design, LLC for location of their business operation.

APPLICANT PRESENTATION

Council Vice-President Michael Manerchia introduced John and Brian Munro, company Ownership.

Mr. Munro described the company's operations.

The applicant said the use of the building will be no more objectionable in its external effects than the previous nonconforming use with regard to:

Traffic generation and congestion -

Parking -

Noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibration -

Outdoor storage -

The applicant will be required to obtain a Use and Occupancy Permit from the Building Code Official and meet code requirements related to the proposed use.

ADJOURNMENT

Motion by ____ second by ____ to adjourn. All in favor. Meeting was adjourned at ____ PM.

Andrew Weldon
Borough Manager