

**PLANNING COMMISSION
MEETING MINUTES
December 16, 2015, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairman
Marie Hittinger
Charles Shock

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
Wayne Grafton, Land Planner
3 audience members

I. CALL TO ORDER

Ms. Preston called the meeting to order at 7:05 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of November 18, 2015 were reviewed. A motion could not be made to approve the minutes due to not having a quorum.

IV. PLAN EXTENSIONS

1. Ridgewood/Needham Farms Ltd preliminary land development plan- June 1, 2016- no comment.
2. Boyle preliminary land development plan- February 2, 2016- no comment.

V. AGENDA ITEMS

1. Riparian buffer ordinance

Ms. Ann Hutchinson and Ms. Seung Ah Byun, with Natural Lands Trust (NLT) and the Brandywine Conservancy, reviewed the proposed draft ordinance. Ms. Preston asked that Ms. Hutchinson add in "at least" to Section 3002.1 and Section 3003.3. She also asked that Ms. Hutchinson change Section 3004.1 C. to say "not to exceed 16" in width."

Mrs. Hittinger asked that the Township have Ms. Kushto, Township Solicitor, review Section 3002.1 for clarity. She also asked that Section 3004.D be deleted. After discussing the procedure for Section 3006.3 with Mr. Brown and the other Commission members, Mr. Brown asked that the Township think about this procedure.

Ms. Ann Hutchinson asked that these items be put on the January 27, 2016 Planning Commission agenda for a recommendation; she will not be able to attend.

2. Communication tower height change amendment

Mr. Brown reviewed that the Board of Supervisors has approved two

draft ordinance amendments for a hearing on changing the commercial height of the communication tower. One amendment allows for a 150' commercial tower and the other permits a 180' commercial tower. The Planning Commission is in favor of the 150' tower, but finds both options acceptable.

3. Zoning Ordinance draft- review

Part 1: General Provisions

Mr. Wayne Grafton reviewed that there were very few changes in Part 1 of the Zoning Ordinance.

Part 2: Definitions

Mrs. Hittinger asked that "Common house" be deleted as the Ecovillage was removed from the Ordinance as a use. She also asked that the Township change "Demolition" to say "stands of trees". Also add "whichever is less" to "home occupation."

Part 3: AP District

Mrs. Hittinger asked if in Section 303.2.C that the internal buffer, means a separation of uses inside one lot? Mr. Grafton said "no," it is a 100' buffer around the entire property. She also noted on page 3-2 the Township should change the reference in D.2. to A (3). Mr. Shock asked that the Township change Section D on page 3-6 to "maximum" vs. minimum. Ms. Hittinger said that references be changed in 7A (3) and (4) and 7B (1) (b). She noted on page 3-9 the format of (3) - (8) should be changed. Mr. Shock said that on page 3-8 in (2) (a) the Township should add in the Pennsylvania Department of Community and Economic Development.

VI. ADJOURNMENT

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant