

**PLANNING COMMISSION
MEETING MINUTES
March 30, 2016, 7:00 PM**

MEMBERS PRESENT:

Aimee Bowers, Vice Chairman
Marie Hittinger
Charles Shock
Geoff Stroud
Frank Scarpato

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
Wayne Grafton
2 Audience Members

I. CALL TO ORDER

Ms. Bowers called the meeting to order at 7:08 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of February 24, 2016 were reviewed. A motion was made by Mrs. Hittinger to approve the February 24, 2016 minutes, seconded by Mr. Stroud and approved by a vote of 3-0. Mr. Scarpato did not vote since he was not there for the meeting.

IV. PLAN EXTENSIONS

V. AGENDA ITEMS

1. Zoning Ordinance

Mr. Grafton reviewed Part 9 – Chatham Overlay District. He told the Planning Commission why it is being proposed. The idea is to have development uses more appropriate to a village setting. Ms. Bowers agreed that 2,000 s.f. is an appropriate limit for retail space.

Mr. Stroud suggested adding “butcher,” as a use, under number 8 on part 9, page 3. Mrs. Hittinger suggested adding the word “story” to 20’ height and 35’ height and also to add “at street line” to area and bulk requirements. Mrs. Hittinger also suggested on part 9, page 9 to change 10,000 to 2,000 s.f. and 20,000 s.f. to 4,000 s.f.; the reason is to limit the scale of use. After discussing with the Planning Commission and Mr. Grafton it was determined to leave 10,000 s.f. and 20,000 s.f. as is.

Part 10- Commercial District (C). Mr. Grafton explained that the Commercial District (C) and the Industrial Commercial District (IC) were combined. Ms. Bowers stated that Part 10, pages 1, 2 and 3 have lower case letters after the initial word with capital letter. Mr. Grafton stated that the indoor shooting range will be added to the list of uses by right.

Part 11- Industrial, Special Use District (ISU). Mr. Grafton explained that

this part is almost, if not completely, identical to the existing standards. Mrs. Hittinger asked if a "funeral home" should be a use by right or conditional use or special exception? She also asked if it should be a use in the Commercial District? Mr. Scarpato suggested it be put in the Commercial District. Mr. Scarpato also stated that on part 11, page 2 it should be changed from "Religious issues" to "religious uses."

Part 12- Industrial District (I). Mr. Grafton pointed out that the full winery standards were left in this district. Mrs. Hittinger suggested consolidating all area and bulk standards to one location as in the other districts.

Mr. Grafton stated that at the April 27, 2016 meeting the Planning Commission will review parts 13-16.

VI. ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant