

**PLANNING COMMISSION
MEETING MINUTES
September 30, 2015, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairman
Frank Scarpato, Vice Chairman
Marie Hittinger
Rick Schroder
Charles Shock
Geoff Stroud

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
13 audience members

I. CALL TO ORDER

Ms. Preston called the meeting to order at 7:00 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of August 26, 2015 were reviewed.

Ms. Hittinger made a motion to approve the meeting minutes of August 26, 2015
Mr. Scarpato seconded the motion. The motion was approved by a vote of 5-0.

IV. PLAN EXTENSIONS

1. Powers/Dutton preliminary subdivision plan- December 11, 2015 no comment.
2. Ridgewood/Needham Farms Ltd preliminary land development plan- November 10, 2015- no comment.
3. Boyle preliminary land development plan- November 4, 2015- no comment.

V. AGENDA ITEMS

1. Powers/Dutton

Mr. Brown briefly reviewed the Powers/Dutton subdivision plan and REA comments. Mr. Shock made a motion to approve the plan subject to the waivers in the REA and TPD letters and compliance with REA comments. Mr. Scarpato asked where we were with Ms. Straus' comments? Mr. Brown said just a revised environmental assessment report was due to address woodlands removal. Mr. Scarpato seconded the motion and it was approved by a vote of 5-0.

2. Riparian Buffer

Ms. Ann Hutchinson, Natural Lands Trust (NLT) reviewed the applicability section of the proposed ordinance with the Planning Commission. The Planning Commission finds it acceptable as long as the 1,000/5,000 square feet "trigger" qualifies applications such as Building Permits and Variances.

(Mr. Schroder arrived)

The Planning Commission and Ms. Hutchinson discussed whether or not to buffer ponds. It was decided to do so if the pond was 5,000 square feet in size and if it connected to a stream.

Ms. Hutchinson will send over revised language for the riparian buffer ordinance before the October Planning Commission meeting.

3. Recreational use “indoor” ordinance

Mr. Brown reviewed where the Township is at now with the recreational use “indoor” ordinance. There have been some changes made to the ordinance as directed by the Board of Supervisors that was reviewed last month and we are now going through the process again. Ms. Preston does not think that it should be a use by right; she would like it to be by conditional use or special exception. Mr. Scarpato agrees with Ms. Preston. He reviewed what he has learned by meeting with other indoor range owners.

Ms. Hittinger said that the hours of operation should read “no earlier than 7:00 a.m. and no later than 10:00 p.m.” and 1841 C to “Shall comply with” vs. “compliance with.”

Mr. Schroder said he is a Boy Scouts of America, (BSA) instructor and their level of control and safety is much greater than with a commercial operation. He is concerned with the Townships’ enforcement ability due to the lack of manpower. Mr. James Thomas, Esquire spoke for Ms. Truitt, KMR Daycare and Mr. Bose. He agrees with the Planning Commission; he believes that by right is not the method by which to allow it. Mr. Thomas said the NRA source book has disclaimers regarding its use; the Township should also use other standards. The Township would have no control if it were a use by right.

Mr. Remo Toto spoke in support of the ordinance. He believes an indoor range is safer than shooting in the back yard. He also stated that all the guns and ammo must be in a case to enter the business. Mr. Toto said they will have supervised gun rentals with no access to the rest of the building. Mr. Schroder said he is concerned with range safety in a business establishment and that the location is not in the “middle of nowhere.” Mr. Schroder also wants to ensure a voice for the community. Ms. Preston said she is not opposed to the use but the Planning Commission is not reviewing an application; they have to be concerned with potentially other indoor target ranges.

Ms. Preston suggested a motion not to allow as a use by right, but as conditional use or special exception. Also, if the Board of Supervisors is so inclined, the hours of operation and the compliance wording needs to be changed. Ms. Preston also said we should consider if the NRA sourcebook is inclusive. Ms. Truitt suggested it was important to make sure no lead is emitted. There was a discussion of how to draft health standards as well.

Mr. Scarpato would like the help of the Township solicitor to draft an ordinance and is concerned with how the Planning Commission knows what the standards should be. He thinks it should be by conditional use or special exception and the Solicitor should help with the rest to “fine tune” it.

Mr. Schroder thinks we need an expert to help sort through the two sides; he is uncomfortable with the location.

Mr. Shock made the motion as Ms. Preston stated to 1. not recommend it as written and to make it a conditional use or special exception, 2. adjust the wording for B “hours” and 3. further address if the NRA reference manual is full and complete standards for health and safety. Mr. Schroder seconded the motion and it was approved by a vote of 6-

0.

4. Lighting amendment

Ms. Preston tabled the Lighting amendment until the October meeting.

5. Section 1804 deck/patio setback amendment

Ms. Preston tabled the Section 1804 deck/patio setback amendment until the October meeting.

6. CCPC Multi-modal handbook

Ms. Preston tabled the CCPC Multi-modal handbook until the October meeting.

VI. ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant