Zoning Ordinance Steering Committee (ZOSC)

October 15, 2015 meeting summary

In attendance: Earl Hatton, Charlie Shock, Larry Spencer, Nancy Truitt

Also present: Bob Hittinger, Wayne Grafton, Steve Brown

The meeting began at 3 p.m.

The Committee opened the meeting with a discussion of net lot acreage and the required minimum lot size in the Agricultural Preservation (AP) District.

Mr. Grafton reviewed existing environmental constraints in the Township and how they relate to the proposed Zoning Map. The ZOSC indicated that they hoped the Planning Commission would discuss this subject.

The main item of business was to discuss the proposed Zoning Map. Discussion took place as follows:

* Continuing Care Retirement Community (CCRC) overlay locations. The Committee decided not to extend the overlay uphill toward State Road from Old Baltimore Pike due to the single family residential character of State Road in that area. It was decided to change the western overlay boundary line to the east to exclude the cemetery property on Old Baltimore Pike.

The second CCRC overlay location is between Route 41, Route 1 and Glen Willow Road just to the south of Route 1. The Committee discussed the recommended density for this location and decided to make it consistent with the other location at 12 dwelling units per acre.

* Chatham Village overlay. The Committee decided to expand the area of the overlay to include both sides of Pennock Lane. They also decided change the base Commercial District to Agricultural Residental (AR).
* Commercial District. The Committee recommended that the Commercial (C) District be extended along the west side of Route 41, for the properties that front the highway, to the Avondale Borough line.

It was noted that this was the last meeting of the Steering Committee. Mr. Grafton thanked the Committee members for their efforts over the past 2 ½ years.

The meeting adjourned at 4 p.m.