

## Zoning Ordinance Steering Committee

September 17, 2015 meeting notes

Members in attendance: Larry Spencer, Nancy Truitt, Neal Vanore, Charlie Shock, Earl Hatton and Mike Pickel

Also in attendance: Dave Connors, Bob Hittinger, Wayne Grafton and Steve Brown

The meeting began at 3 p.m.

The Committee continued with the review of the General Design standards in Part 18 of the draft Zoning Ordinance. Major items discussed in this chapter include:

- Height of light standards in non-residential settings – it was determined to leave the height at 16' maximum as in the current ordinance
- Noise – a standard will be added that will apply to construction activities

Review continued with the following items discussed in Part 20, Access, Parking, Loading and Internal Circulation:

- Pedestrian walkways in commercial parking lots will be required
- The permitted allowance of reduced parking stall size will remain at 20% of lots in excess of 100 spaces

Most of the other parts of the ordinance were regulations dealing with airports (the New Garden Airport is nearby), the Zoning Hearing Board, Nonconforming uses and structures, etc. and these are largely required to be “as is” by governing laws.

The Committee next identified areas of the Township to discuss possible Zoning Map changes. These areas are:

- Commercial District along Route 41 just north of Avondale Borough
- Chatham in the vicinity of Pennock Lane and W. London Grove Road/Chatham Road
- Continuing Care Retirement Community Overlay District locations

The Committee also wants to revisit allowing high density residential uses in the Commercial District.

The next meeting is scheduled for October 15, 2015 at 3 p.m. in the Township Building.

The meeting adjourned at 5:30 p.m.