

**PLANNING COMMISSION
MEETING MINUTES
October 26, 2016, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairman
Marie Hittinger
Rick Schroder
Aimee Bowers

OTHERS PRESENT:

Steve Brown, Township Manager
Wayne Grafton
3 Audience Members

I. CALL TO ORDER

Ms. Preston called the meeting to order at 7:02 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of September 28, 2016 were reviewed. Mrs. Hittinger made a motion to approve the minutes as presented, seconded by Mr. Schroder and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

Ms. Preston reviewed the plan extensions for Needham Farms- March 29, 2017 and Coventry Reserve- March 1, 2017. There were no comments.

V. AGENDA ITEMS

1. Zoning Ordinance

Mr. Grafton reviewed three questions from the September 28, 2016 meeting.

1. Page 22-19 The interval change for electronic signs. Mr. Grafton stated that the industry standard is 7 seconds on average. The Planning Commission recommends 15 seconds to be closer to the standards. PennDOT standard is no faster than 5 seconds.

2. Page 23-6 Section 2308- Mr. Wayne Grafton provided two (2) examples with 1 year limitations. He stated that the Township should provide notice to start 1 year clock. Mr. Grafton suggested changing the ordinance only if there is a problem. The Planning Commission wants to use 1 year as the standard for abandonment; use the "501" for example.

3. Scoreboard Standards- The Planning Commission had asked how many scoreboards per field. Mr. Grafton said 1 per field is the process. One size does not fit all. The only way is to amend the recorded plan with sign location, size, etc. Mr. Schroder favors this. Mr. Brown and Mr. Grafton are to craft the height and square footage standards based on the existing scoreboards.

Mr. Grafton reviewed Part 25, Application, Administration and Enforcement. The Commission had no concerns with this part, only proofreading

comments were made.

Zoning Map- Mr. Grafton reviewed the handout of eleven (11) maps.

Figure 11- No questions or comments from the Planning Commission.

Figure 10- Mr. Grafton stated that the property line from the RM District was moved west to eliminate “split” zoning. The Planning Commission agreed with this change.

Figure 9- No questions or comments from the Planning Commission.

Figure 8- Mr. Grafton stated the IC and C Districts were changed to all C District. The Planning Commission agreed with this change. The Planning Commission discussed changing from I District to C District for two (2) DiFrancesco properties. Mr. Schroder asked that if the Township is adjusting the lines for Mr. DiFrancesco can any resident come in and requested that there’s be changed as well? Mr. Schroder asked Mr. Hatton if the Zoning Ordinance Steering Committee discussed individual properties and moving them into different districts. Mr. Hatton answered no. Mr. Schroder asked Mr. Brown if the Township notified the surrounding property owners about adjusting the districts to allow the two DiFrancesco properties to change districts. Mr. Brown answered no. He stated that Mr. DiFrancesco should have to go through the Zoning Hearing Board just like any other resident. Ms. Bowers moved to change the line as requested, Mrs. Hittinger seconded and the change was recommended by a vote of 3-1 Mr. Schroder voted nay.

Figure 7- No questions or comments from the Planning Commission.

Figure 6- No questions or comments from the Planning Commission.

Figure 5- No questions or comments from the Planning Commission.

Figure 4- No questions or comments from the Planning Commission.

Figure 3- No questions or comments from the Planning Commission.

Figure 2- No questions or comments from the Planning Commission.

Figure 1- No questions or comments from the Planning Commission.

Mr. Grafton reviewed the proposed change in the AP District to 20 acres opposed to 10-acre zoning. This would impact approximately 8-12 owners. Mr. Grafton said it goes back to population projection. He also reviewed eased and otherwise preserved/protected land. Pennsylvania Law has changed to be more supportive of larger lots. Mr. Wayne DiFrancesco argued that the west side of Route 41 is different than the east side. Also, a 20-acre lot would decrease value of conservation easement and tax deduction. Mr. DiFrancesco also believes this brings up an estate issue. He asked that the Planning Commission consider reinstating cluster option for the AP District. Mr. Schroder thinks 20 acres is better for school cost. Ms. Bowers and Mrs. Hittinger favor the 20 acres as it supports the Chester County plans for Ag/OS preservation. Ms. Preston is also in favor of the 20 acres.

The Planning Commission recommends the Zoning Ordinance and Maps with changes for appointment to the Board of Supervisors.

VI. ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant