

**PLANNING COMMISSION
MEETING MINUTES
September 28, 2016, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairman
Marie Hittinger
Geoffery Stroud
Frank Scarpato
Charlie Shock

OTHERS PRESENT:

Steve Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
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 July 27, 2016 were reviewed. Mrs. Hittinger made a motion to approve the minutes as presented, seconded by Mr. Shock and approved by a vote of 4-0.

The meeting minutes of August 31, 2016 were reviewed. Mrs. Hittinger made a motion to approve the minutes as presented, seconded by Mr. Shock and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

Ms. Preston reviewed the plan extensions for
Needham Farms- November 1, 2016 and
Coventry Reserve- October 30, 2016. There were no comments.

V. AGENDA ITEMS

1. Zoning Ordinance

Mr. Grafton reviewed Part 22, Signs. Mr. Scarpato asked what differentiates a sign from a scoreboard or billboard? Mr. Grafton said a scoreboard is ancillary/auxiliary to a primary use. A discussion of creating scoreboard standards continued. The Planning Commission would like Mr. Grafton to draft standards. Mr. Brown is to provide him with information regarding Avon Grove Little League and Avon Grove High School scoreboards.

Mr. Grafton reviewed Part 23, Non-conforming Uses, Structures, Signs and Lots. Mr. Brown asked if Section 2308.1 is following case law? Should there be a limit on the number of years added? Mr. Grafton said he would look into that. Mr. Brown is also to contact the Township Solicitor to see if it can be added.

Mr. Grafton reviewed Part 24, Zoning Hearing Board. Mrs. Hittinger asked if the third sentence in Section 2412.A can be clarified? Mr. Grafton said he believes this sentence is right out of the Municipal Planning Code (MPC), but he

will double-check.

Mr. Grafton handed out and reviewed draft Zoning Maps. He stated that at the October 26, 2016 meeting, the Planning Commission will review part 25 and the Zoning Maps.

Mr. Wayne DiFrancesco had some thoughts for his property on E. Baltimore Pike. He owns three properties 559, 557 and 553 E. Baltimore Pike. As of now, two of those properties are in the Industrial (I) District, and one is in the Commercial (C) District. He would like for all three properties to be considered for the Commercial (C) District. One of the reasons to do so would be to “soften” the potential impacts of development on the neighbors. The Planning Commission found this to be a reasonable request. Mr. Grafton said from a planning prospective it was and did not have a significant impact in the Zoning Ordinance or map. This discussion will be continued next month.

Mr. Wayne DiFrancesco also owns property in the Agricultural Preservation Residential (AP) District. By changing the minimum acreage from 10 to 20 acres, it not only hurts him but other farmers as well. The ways that it would hurt him is in the following ways estate taxes, 20 acre parcels present a marketability issue and farmers typically use their land as a retirement plan.

Mr. Grafton explained the process that the Zoning Ordinance Steering Committee went through to get to the 20-acre parcel number opposed to the 10 acres. The impact was limited to a handful of properties due to easements. He also said that adjoining Townships have changed to 20 acres with the intent to preserve agriculture. Mr. Grafton said that he would bring the mapping analysis with him to the next meeting.

VI. ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant