

**PLANNING COMMISSION  
MEETING MINUTES  
JANUARY 28, 2015 , 7:00 PM**

**MEMBERS PRESENT:**

Colleen Preston, Chairperson  
Frank Scarpato, Vice Chair  
Rick Schroder  
Marie Hittinger  
Charles Shock  
Geoffrey Stroud  
Aimee Bowers

**OTHERS PRESENT:**

Steven C. Brown, Township Manager  
Seung Ah Byun, Brandywine Conservancy  
Ann Hutchinson, Natural Lands Trust  
Jeff B.  
John Goodall, Brandywine Conservancy  
5 Audience Members

**I. CALL TO ORDER**

Mr. Schroder called the meeting to order at 7:00 p.m.

**II. REORGANIZATION**

A motion was made by Mrs. Hittinger to nominate Mrs. Preston as Chairperson, and Mr. Shock seconded the motion. Mr. Schroder stated that he is not interested in reappointment as Chairman as it is good to rotate the Chairmanship. The motion was approved by a vote of 6-0.

Mrs. Preston asked for nominations for Vice Chairman. A motion was made by Mr. Schroder to nominate Mr. Scarpato as Vice Chairman, and Mrs. Bowers seconded the motion. The motion was approved by a vote of 6-0.

**III. PUBLIC COMMENT**

There were no public comments.

**IV. APPROVAL OF MEETING MINUTES**

Mr. Brown will check to see if he did the November meeting minutes to put on the February agenda.

**V. AGENDA ITEMS**

**Riparian Buffers**

Ann Hutchinson, Natural Lands Trust reviewed Map #1 - Riparian Protection with the Planning Commission.

[Mr. Stroud arrived]

There are 101 farmland parcels in the Township. Fifty seven (57) have streams with fourteen (14) miles of stream frontage, 244 acres lack tree cover.

Seung Ah Byun from the Brandywine Conservancy reviewed the benefits of buffers based on the TMDL Christina model. If 100' buffers are protected and

restored there will be 18% less sediment and a small reduction for nitrogen and phosphorus.

Mr. Schroder questioned about negatively impacting land development. It was stated that it should not be an issue in the RR (cluster) or AP (10 acre) districts. It was asked if it could be an issue for working farms. Mr. Goodall said that farms are to have a conservation plan, which can be a point to start a dialogue (when permits are needed). An example was Brandywine Conservancy had money available for 35' - 50' buffers along a stream, which could be a result of a discussion. He said that 100' is probably a tough sell. He explained a possible program to either offer Brandywine Conservancy funds to have a conservation plan done, or the farmers could go to 100' buffers voluntarily.

The "trigger" in the model ordinance is a permit. There were concerns with not impacting homeowners and not overwhelming farms, but regulating enough to improve water quality. Mr. Goodall stated that an outreach letter to farmers is another approach.

The Planning Commission is fine with 100' buffers for a subdivision or land development but at issue is the homeowners and working farms.

They discussed "trigger" possibilities including:

1. Stormwater Management - 1,000 s.f. - cumulative nature is an issue. [Natural Lands Trust and Brandywine Conservancy to work on suggested language along those lines.]
2. Square foot trigger.
3. Conservation Plan approach with farms - put in Zoning Ordinance; the farmer would either provide a plan or 100' buffer.

## **VI. VISTA 2025**

The Planning Commission believes that we already work on some of the goals stated in the plan. They also believe that most of the stated goals and strategies do not apply to London Grove Township. The Township continues to work on being a good place to live and being business friendly.

## **VII. ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Steven Brown, Township Mgr.

