

**PLANNING COMMISSION
MEETING MINUTES
November 18, 2015, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairman
Frank Scarpato, Vice Chairman
Charles Shock
Geoff Stroud
Aimee Bowers
Marie Hittinger

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
2 audience members

I. CALL TO ORDER

Ms. Preston called the meeting to order at 7:01 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of October 28, 2015 were reviewed.

Mr. Shock made a motion to approve the meeting minutes of October 28, 2015 Mr. Scarpato seconded the motion. The motion was approved by a vote of 4-0.

(7:04 p.m. Ms. Bowers arrived)

IV. PLAN EXTENSIONS

1. Ridgewood/Needham Farms Ltd preliminary land development plan- December 31, 2015- no comment.
2. Boyle preliminary land development plan- February 2, 2016- no comment.

V. AGENDA ITEMS

1. Deck setback revisions

Mr. Brown reviewed that at last month's meeting the Planning Commission discussed why there is a need to revise the deck setbacks. Mr. Brown, Mr. Shock and Mr. Scarpato met today and discussed the setbacks and changes that could be made. Mr. Brown created a table of the current setbacks and added in what the proposed setbacks might be.

Mr. Brown stated that Section 1804 E and F of the Ordinance are confusing and conflict. He stated that after discussing it today with Mr. Shock and Mr. Scarpato they decided that a two pronged approach would be best. First, they recommended to delete 1804 F and retain 1804 E. Second, the Inniscrone PRD would have to be amended. Each would have a "universal" 10' setback.

(7:08 p.m. Mr. Stroud arrived)

Ms. Preston asked if the Township would not have to amend Sub-section E? Mr. Brown stated "no" we would not have to amend Sub-section E except for in the Inniscrone PRD. It was suggested to increase the rear setback to 20'.

Mr. Scarpato made a motion to Section 1804 F., amend the Inniscrone PRD and make the setbacks twenty feet in the rear and ten feet on the sides, seconded by Ms. Hittinger and approved by a vote of 6-0.

2. Zoning Ordinance update review

Mr. Wayne Grafton, Township planning consultant, has been working with the Township on updating the Zoning Ordinance with the Zoning Ordinance Steering Committee. The Committee and Mr. Grafton have created a draft zoning ordinance for review. Mr. Grafton reviewed the major changes proposed in the draft.

Ms. Hittinger asked Mr. Grafton how he believed the Commission should go about reviewing the draft. He suggested that the Commission break the Ordinance up into sections to review at the upcoming meetings. Chapters 1-3, 4-8, 9-12, 13-17, 18 may need a night or two alone, 19-22 and 23-25.

Mr. Scarpato asked when should the Planning Commission start reviewing this? Mr. Brown suggested beginning next month with Chapters 1-3.

VI. ADJOURNMENT

Ms. Hittinger made a motion to adjourn the meeting at 7:45 p.m., seconded by Mr. Scarpato and approved by a vote of 6-0.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant