

Zoning Ordinance Steering Committee

January 15, 2015 meeting summary

Members in attendance: Mike Pickel, Neal Vanore, Nancy Truitt, Earl Hatton, Janet Foltz, Larry Spencer

Also in attendance: Wayne Grafton, Dave Connors, Steve Brown

The meeting began at 3 p.m. The consultant advised that he has added a new Section 1840 that contains pipeline standards and there is a new Part 21, Airport regulations, that the Solicitor provided.

The Committee began their review with Part 15, Floodplain regulations. The consultant noted that the map in the Zoning Ordinance is not of a regulatory nature, but is for informational purposes only. Such a map will be created and will also indicate locations of wet soils. FEMA produces maps that regulate where the floodplain is located.

Part 16, Steep Slope standards, was reviewed. It was noted that the map to be included in the Zoning Ordinance is also a reference map and not a regulatory one. Minor changes were recommended to two sub-sections of the draft.

Part 17, Historical Resources, was reviewed. The bonus provision language is to be double-checked. The Committee discussed the standards for rehabilitation. It was noted that while it was well intended, it could require costly repairs for the property owner. Language is to be added that allows for modern restoration methods and materials to be used that mimic the historical. The consultant is also to provide adaptive reuse language for the Committee to consider including in the final draft.

Part 18, General Design standards, was reviewed. The following changes were recommended:

- 1804.E – change 10' to 20' as the setback for decks and patios from side and rear property lines
- 1805 – change fence height from 6' to 8'
- 1806.6 – remove the statement that the use of “appropriate native species” is encouraged for landscaping plans (Note: a list of native species will be retained in the Subdivision/Land Development Ordinance requirements)
- Provisions of 1807 and 1821 regarding glare are to be checked for repetitiveness

- 1808.1 – the word “commercial” is to be added to “vehicle” so that property owners will be limited to one such vehicle stored on property
- 1832.G. – change the size of the allowable pile of combustible fibers from 100’ x 35’ to 60’ x 25’, change the allowable height from 20’ to 5’
- 1832.F. – areas of land on which mushroom compost is stored will be limited to two acres
- New Sections 1837-1840 were distributed and are to be reviewed for the next meeting

Part 20, Access, Parking, Loading and Internal Circulation, was reviewed. The following changes were recommended:

- 2002.G(2) – the requirement for a common driveway in the commercial and/or industrial district to be approved via conditional use is to be removed
- 2002.G(3) – remove “when authorized by special exception” regarding the use of common driveways
- The Manager is to discuss the issue involving the definitions and regulations of “internal access drive” and “driveway” with the consultant

Review of ordinance provisions stopped at Part 21.

The consultant reviewed a dwelling unit and population estimate prepared by one of the Supervisors and modified by him. The Committee is to review the document and discuss at a future meeting. It was noted the approximate number of dwelling units should be 1,000.

The meeting adjourned at 5:25 p.m.