

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
July 16, 2019 – 6:00 P.M.**

MEMBERS PRESENT:

Richard Scott-Harper
David Connors
Stephen Zurl
Thomas Szakas
John Lee Irwin

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Township Secretary
Wayne Grafton

I. Zoning Ordinance Special Meeting AP District

Mr. Scott-Harper called the special meeting to order at 6:00 p.m. He then turned the meeting over to Mr. Grafton and Mr. Battin. Mr. Grafton stated that there was some discussion at the last meeting to change the Zoning back to how it was in the old ordinance and keep it at 10 acres in the AP District opposed to 20 acres. Mr. Grafton stated that he feels he came up with a good compromise. Mr. Battin asked if the Board would like to go through all of the provisions that were made. The Board stated yes.

Mr. Grafton reviewed that chickens and ducks were added in section 1832- General Standards for Keeping Animals 3.C. Added in chickens and ducks on a residential zoned lot of less than 1.5 acres. Chickens and ducks may not exceed a ratio of one bird unit per 20,000 sq. feet. They should be kept in a secure enclosure with a chicken coop. In 1932 4.F. Manure- Mr. Scott-Harper asked that instead of it saying “Other than on a farm, a manure pile may not be allowed to stand for longer than one (1) month between October 15 and manure pile on a lot less than 40,000 square feet not be allowed to stand for more than 7 days.” He would like to see it say “be allowed to stand for longer than one (1) month between October 15- April 30 or May 1-October 15...” The Board agreed.

Mr. Connors asked what happens to the existing homeowners? Are they grandfathered in? Mr. Battin answered yes, but we are just taking their word for it. Mr. Irwin asked that the language be changed to “it can not be there longer than one month”, opposed to “may not be allowed to stand for longer than one month.” The Board agreed. Mr. Irwin pointed out that 5.C. should read “Owners of animals normally raised for food shall have six months from the passage of this Ordinance...” instead of six moths. The Board agreed.

Mr. Grafton reviewed section 27-1842 Standards for Special Events; it was added that the maximum events per calendar year is modified to 1842A- an activity lasting more than 12 hours. Mr. Scott-Harper asked that at the most recent Conditional Use Hearing residents’ interpretations of this are that at the proposed dog facility center, every event they have is considered a special event. Mr. Grafton clarified to say a special event is something outside of normal business operations, something unique.

Mr. Grafton pointed out that in 1842 C. 1 A and 1842 C. B that Commercial, Industrial, and Industrial Special Use districts fewer than 350 guests is a Conditional Use. Excluded from this provision is private parties by invitation at which no admission is charged, liquidation sales, churches and institutions. After a discussion the Board decided on allowing special events in all districts two (2) times a year by advertisement as well as a minimum of five (5) acres and 125 people. They also added to the exclusion’s weddings, funerals, and family parties.

Mr. Grafton reviewed that in the Agricultural Preservation District (AP) Part 3- 302A.4 Municipal use was added under uses by right. Under Part 3-302. B.5 Bed and Breakfast establishments, 302B.6 Limited Winery subject to the area and bulk standards in Section 27-303.1, Part 18 of this code and section 27-1843. Under Part 3-302D. 8 Home occupations accessory use was added. Under Section 27-303 Area and Bulk Regulations #9 pg. 3-10 Single-Family Dwelling units allowed by right and those on non-conforming lots. 9A-I are generic regulations. Mr. Scott-Harper asked if this is different than the two (2) acre lot provision because they already exist? Mr. Grafton answered, yes, that is correct. #4 pg. 3-11,12 it was added that to assist the continuation of family farming in addition to entitlement of the use of AP lands for farming and the ability to subdivide the farm into twenty (20) net acre minimum

parcels, a one time “spin-off” provision is provided to enable the landowner to create an additional lot of no less than two (2) net acres of each twenty (20) net acres that they own. #4 A-I were added.

Mr. Grafton reviewed a comparison of Alternate Density Provisions in the AP District chart.

Gross Acres	Net Lot	Zoning	Yield
20 Acres	4 acres	10 acres	1 lot
		20 acres	1 lot
		20 + Special AP	1 lot
56 Acres	47 acres	10 acres	4 lots
		20 acres	2 lots
		20 + Special AP	4 lots
61 Acres	55 acres	10 acres	5 lots
		20 acres	2 lots
		20 + Special AP	4 lots

Mr. Grafton stated he thinks this is more marketable as well to have the 20 + special AP. Mr. Irwin stated that if we didn’t put a deed restriction in now, then its hard to keep tract of. The Board agreed that the deed restriction clause should be added in.

Mr. Battin stated that each lot is different and different things are considered like wetlands, steep slopes, etc. Mr. Connors asked what about the farmers, what do they think? Mr. Grafton stated; in theory this has little to no impact on the farmers. It is designed to be neutral. Mr. Connors asked can we reach out to an Agricultural Financing place and get an opinion from them and their thoughts, so that way we have some documentation incase our motives are questioned. Mr. Grafton agreed to look into it.

Mr. Grafton stated that he wanted to quote the book Windfalls for Wipeouts: Land Value Capture and Compensation.

“Zoning impacts value every day of the week. The goal is not to hurt or help someone. It’s to shape the community.”

Mr. Battin commented that the Open Space north of Route 1, that was the task of going from 10-20 acres. Farmers are able to get properties eased to help with the windfalls. Mr. Irwin commented that he feels this compromise is more than fair.

Mr. Grafton will make the changes that were discussed. Mr. Battin will reach out to the farmers and then move forward with it to the Township Planning Commission, the County Planning Commission and that will start our 30-45-day clock. Mr. Connors commented that this is a good compromise, and he agrees this is very fair.

Mr. Szakas made a motion to adjourn the meeting at 6:57 p.m., seconded by Mr. Irwin and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary