

Planning Commission Meeting Minutes Wednesday, January 28, 2015, 7:30 P.M.

Attendance: Commissioners present – Gary Summers, Mickey Bailey, Rob Miller, Meg Johnson, Sean Rafferty; PC Solicitor Kristin Camp, Esquire; Zoning/Code Official Richard Jensen; Township Engineer Kevin Matson, P.E.; Supervisor Ricki Stumpo.
Absent: Commissioner Suzy Breiseth.

1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Confirmation of reappointments; election of chairman and vice chairman:**
Secretary stated that during the January 5, 2015 Reorganization Meeting, the Board reappointed Miller with a term to expire December 31, 2018.
MOTION: Miller moved, Johnson seconded, to nominate Summers to serve as Chairman; motion carried.
MOTION: Miller moved, Johnson seconded, to nominate Breiseth to serve as Vice Chairman; motion carried.
3. **Public Comment:** Supervisor Stumpo advised the PC that she is the Board liaison for 2015. Stumpo asked the PC to consider drafting an amendment to the ordinances regarding classification of township trails from passive to active.
4. **Timber Harvest Permit Request/Greenway Corridor:** Camp noted that Act 68 of 2000, amending the Pennsylvania Municipalities Planning Code, included amendment to Article VI (Zoning) Section to provide for limiting local regulation and protection for forestry. She agrees with Jensen and Township Solicitor Ross Unruh that the applicant's request to harvest timber is a use by right and is not subject to conditional use. It is hoped that the lumber company and the landowner of the Marlboro Road Property will be good stewards of the land and consider the effect of the timber harvest on adjacent properties and the Township roads and culverts. Section 250-87K of the Township Ordinance affords limited protection of natural features and resources, while Section 250-6 provides a broad definition of timber harvesting. Both Sections should be reviewed and revised. In addition, considerable discussion was generated regarding the references therein to the greenway corridor map. PC noted that the greenway corridor is not consistent and it is spotty in its depiction of greenway corridor areas. It is not an overlay or corridor, but more like an area. No one was able to find reference as to a defined purpose of the greenway corridor. Consideration should be given to amending the ordinance to make it defensible. In order for it to be defensible, the language must include characteristics and standards. Commissioners agreed to review the greenway corridor map and visit sites on the map in an effort to bring clarity to the ordinance with regard to the common characteristics and reasoning behind designating an area a greenway corridor.

5. Ordinances:

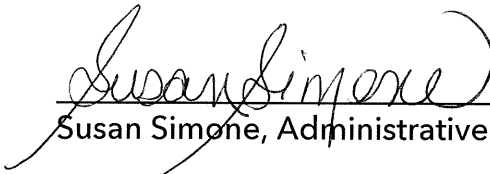
a. Status of County review of Wireless Communication Ordinance

Amending Chapter 250 - PC reviewed the County Review and Comment letter dated January 23, 2015. On the recommendation of Solicitor Camp, the PC agreed to incorporate additional edits and suggested clerical corrections. The revisions will have to be resubmitted to the County for review.


b. Pre-draft/draft rental ordinance - Miller reviewed the current draft noting some difficulty with language related to classification of dwelling occupants and inspections. Following discussion, Miller agreed to review the draft and to incorporate Camp's suggestion to include a purpose, clarify inspections, and review language to remove subjectivity.

6. Approval of Meeting Minutes: Rafferty moved, Miller seconded, to approve the Meeting Minutes dated November 19, 2014; motion carried.

7. Adjournment: At 9:12 p.m., Summers moved, Johnson seconded, to adjourn the meeting; motion carried.



Susan Simone, Administrative Secretary



Gary Summers, Chair