

Planning Commission (PC) Meeting Minutes  
Wednesday, March 6, 2019, 7:30 P.M.

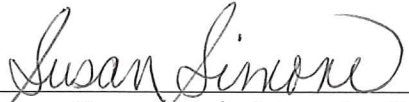
Commissioners in Attendance: Gary Summers, Mickey Bailey, Sean Rafferty, Paul Cardell, Matt Murphy, John Hess, and Rob Miller.

Consultants in Attendance: Kristin Camp, Solicitor; Craig Kologie, Zoning Official.

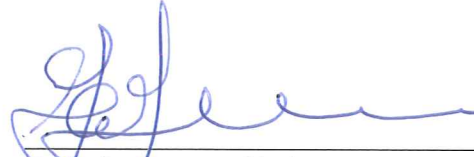
1. **Call to Order:** Summers called the meeting to order at 7:30 p.m.
2. **Public Comment Non-Agenda Items:** no public comment.
3. **Regulating Short-term Rentals:** Camp provided the Commissioners with two proposed draft amendments: (1) amending Chapter 250-6/zoning definitions and word usage to add a definition for a short-term rental; (2) Section 250-15 use regulations to allow short-term rental units as an accessory use to a dwelling unit as a by right use. Camp discussed the status to date of the Monroe County, *Slice of Life LLC v. ZHB and Hamilton Township* commercial/rental case. It is presumed that when issued, the court ruling will provide guidance for municipalities in regulating short-term rentals such as an Airbnb. Commissioners followed the logic in addressing accessory use situations when the subject is transient use of a property in a residential/agricultural zoning district. Commissioners suggested a number of edits to the current draft iterations and agreed that points to ponder when revisiting the matter during the April 3<sup>rd</sup> meeting may include the following:
  - a. Use by right for a property owner when there is consideration that the property may be used a source of revenue.
  - b. Policy decision of the Township to require special exception or conditional use for short-term rentals.
  - c. Non-conforming use when a single-family dwelling is occupied or not occupied by a family on a permanent basis, i.e., the dwelling purchased at the outset as an investment for use as a rental property.
  - d. Specificity of guidelines, objective standards, minimum lot size, parking (maybe consider the number of parking spaces per bedroom).
  - e. Sewage requirements based on the number of guests, bedrooms, availability of a cooking facility, etc.; consideration to upgrade the septic system.
  - f. Minimum lot-size or location criteria.
  - g. Occupancy limits are in compliance with the building code.
4. **Running List of Proposed Ordinances for Review:** Commissioners will focus on drafting text to amend the Noise Ordinance. Sample noise ordinances will be provided for the next meeting. PC recognizes the complexity of enforcement, calibration, and property line setbacks for activities. Secretary will also include the current home occupation ordinance (major/minor) in the April meeting materials for future discussion.
5. **Approval of Meeting Minutes:** Rafferty moved, Cardell seconded, to approve the Meeting Minutes for February 6, 2019 as submitted; motion carried.
6. **Other Business:** Kologie reported the Zoning Hearing Board in Chetty Builders moved for an indefinite continuance of the Application in order to discuss the minimum variance

from the reforestation requirement. Representatives of Chetty Builders have requested to be listed on the April 3<sup>rd</sup> PC meeting agenda in order to present a retaining wall and reforestation plan.

7. **Adjournment:** At 8:16 p.m., Miller moved, Rafferty seconded, to adjourn the meeting; motion unanimously approved.



Susan Simone, Administrative Secretary



Gary Summers, Chairman