

Planning Commission (PC) Meeting
Wednesday, November 6, 2024, 7:30 p.m.

In-person attendance: Commissioners, John Hess, Robert Miller, Paul Cardell. Mickey Bailey, Gary Summers, Matt Murphy, and Sean Rafferty. Consultants – Kristin Camp, Solicitor and Craig Kologie, Zoning Official. Neil Vauhn, Township Manager

Public in-person attendance: Gina Gerber, solicitor for applicant. Mr. and Mrs. van Shaijik. Dennis engineer and Tom Dougherty builder/architect.

1. Call to Order: Gary called the meeting to order at 7:30 p.m..
2. Public Comment Non-Agenda Items: None
3. **Conditional Use - 50- N Wawaset Rd. - van Shaijik**
4. Gina Gerber described Relief requested are modifications for primary residence 17c9 setback 20c7 100ft Accessory garage and barn set backs 17c10 75 ft -Her clients request a 19 foot setback. New driveways to house and another to barn. Operations will be driven by owners. Barn is priority, no need to build sfd at this time, but do want the barn built soon for livestock. Request conditional use to last for 4 year extension; the CU was approved formerly for same lot. Robert Miller stated he was against the 19 ft setback. Applicant wants the barn where sited so they would be near the open space pastures for grazing. Rafferty would like to move the septic to move the barn back. Bailey asked if it was a PennDOT road and Gerber confirmed and added that it was PennDOT who said sight distance was fine. Tom stated the location of the barn added to the local agricultural history. Is interested in a barn design that is in keeping of the local style. Timber frame load-bearing masonry base and looking to build something that will hold a lot of hay and last. Using the Stroud's barn as example but theirs is farther back from road. Matt Murphy thought there were too many relief requests and there are other concerns for example, manure management. Why have restrictions at all? The owner would like them to know they wanted to use the land. Camp stated that she understood both sides. The applicants would like to make good use of the property but how the regulations apply to specific and different applicants. Tom made the point that barns have historically been placed close to the road. Miller liked the idea and the design of the barn but would like to see the barn closer to the house. Another concern was the traffic today is different. Gerber said the turning radius is large enough for hay wagon to turn around and won't have to back into road. Tom explained the well had to be placed in a specific location so that impacts where everything else is placed. The owner bought the property knowing that they'd build a home. They cleaned it after the flood and required work and wanted animals to naturally maintain the grounds. Gerber reviewed Kologie's review. Applicants will have a sediment erosion plan and fence plan will be submitted as well as the stormwater management report and phasing of development. Summer asked about the size and positioning of barn and Tom explained the number of animals and amount of stored feed and young calf that will be kept in the barn. Bailey asked why they're combining the tow parcels, and was told because larger net lot areas make relief easier.
- 5.

MOTION: Robert Miller **moved** to pass this new proposed barn to the Supervisors and the only concern is the proximity of the barn to the road, Sean Rafferty seconded. **Motion passed**

6. Adjournment: at 8:30 p.m. Gary Summers moved, and Sean Rafferty seconded by to adjourn meeting.