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Planning Commission (PC) Report

To: Board of Supervisors for October 26, 2015 Board Meeting AGENDA #8

From: Gary Summers, Planning Commission Chair

Following is a report from the Planning Commission Meeting Held on October 21, 2015:

Attendance: Commissioners Gary Summers, Sean Rafferty, and Rob Miller.

Absent: Suzy Breiseth, Meg Johnson, and Mickey Bailey.

Substitute: Chris Kimmel, Esquire, appeared on behalf of PC Solicitor Kristin S. Camp.

The Planning Commission did not have a quorum to do business. This is a general report based on the meeting notes:

1. Wawaset Road Park Renaming: the word campus should be removed as it is not necessary; small print at the bottom of the sign "funded by" is not cared for; suggestion is to include elements about the grant on a 2nd less obtrusive sign along with park rules. No strong feelings either way about names, however, the Commissioners agreed that Wawaset Road Park is perfect because it is familiar, identifiable for 911. Question was also on the table about setting up a mechanism through the web site to have citizens choose the name.
2. Ordinance Reviews:
 - a. Multiple Storage Unit Facilities - Secretary provided documents from a 2008 ZHB Appeal to the Court of Common Pleas in the matter of commercial storage in a barn. Township Solicitor suggested that there be provision in the Code to govern multiple storage unit facilities to adequately protect the Township from a challenge. PC Solicitor will provide sample ordinances for consideration.
 - b. Discussion regarding revisions to Keeping of Animals and Farm-Based Occupations tabled to the November meeting.
 - c. Fees in Lieu - should not be added to the zoning ordinance. Briefly discussed 2014 change in the MPC that allows for a change in how the funds are used.
 - d. Miscellaneous chapters -
 - i. Chapter 12 Alarms hasn't been updated since 1992 but the Commission decided to table this since it isn't being enforced anyway.
 - ii. Chapter 27 Buildings, Numbers hasn't been updated since 1970 so the Commission decided to contact the County to see how addresses are

set and possibly draft their own changes to this section (the section is 2 sentences long)

- iii. Chapter 125 Noise hasn't been updated since 2004 but the Nuisance Ordinance was adopted in 2010. Commissioners discussed consistency between the two Ordinances. There is concern about not having time limits on when noise can be made and assurances that the standard measure is used to set the limit is the most updated one.
3. Greenway Corridor/Reconnaissance for November 18th meeting - Summers reported that John Theilacker from the Brandywine Conservancy, will attend the meeting on November 18th to discuss the riparian buffer draft ordinance and greenway corridor Code references.

The next Planning Commission Meeting is Wednesday, November 18th at 7:30 p.m.

Susan Simone
Administrative Secretary