

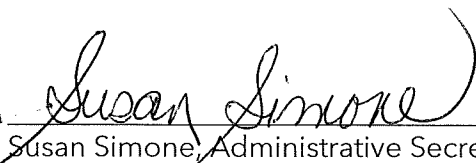
Planning Commission (PC) Meeting Minutes  
Wednesday, August 1, 2018, 7:30 P.M.

Commissioners in Attendance: Sean Rafferty, Rob Miller, Paul Cardell, Matt Murphy, Sam Kanjula; Gary Summers entered the meeting at 7:50 p.m. Commissioners Absent: John Hess and Mickey Bailey.

Consultants in Attendance: Kim Venzie, Esquire, for Kristin Camp, PC Solicitor; Craig Kologie, AICP, Zoning Official.

1. **Call to Order:** Rafferty called the meeting to order at 7:40 p.m.
2. **Public Comment:** Justin Colella commented that there is a zoning concern voiced by a neighbor with regard to his keeping of 2 pygmy goats that are kept as pets. He commented publicly that the neighbor's dog thus far has killed his duck, chicken, and cat, because the dog is not leashed and permitted to roam free. He noted that the neighbor's grievance regarding the keeping of 2 pygmy goats is not warranted and requested that given a recent amendment to the Keeping of Animals Ordinance, the PC acknowledge that Colella is in compliance in the keeping of 2 pygmy goats that are considered pets. Commissioners and Kologie noted that there was a previous finding by the Zoning Hearing Board (ZHB) regarding the keeping of a pygmy goat named Penelope and that the ZHB Decision was specific to permitting the keeping of one specific goat - Penelope. Kologie explained that the ZHB decision must be part of his overall zoning concern review process. Commissioners discussed briefly the definition of a pet as a creature or living thing that can be controlled with a leash, the availability of teacup pigs as pets, and the impact of a herd animal when that animal is a herd of one. Going forward, the PC may address the clarity of the language of the current ordinance for interpretation as to companion-livestock-herd classified animals.
3. **Ordinance Discussion:**
  - a. Pre-draft Chapter 78, Fireworks - PC noted that the PA law certainly changed given the instances of fireworks that everyone heard during the month of July. Solicitor will continue to work with the language of the current discussion draft to address enforcement provisions.
  - b. Chapter 35, Burning Preliminary - PC continued the discussion as to the language to amend the ordinance. Murphy, who was not able to attend the June meeting, voiced concern that PC did not take into account that the older developments in the Township have a considerable number of mature trees and vegetation that can be burned if the person doing the burning acts responsibly. Cardell asked if perhaps the setbacks proposed were arbitrary. Commissioners agreed that identifying burn material is as important as delineating setbacks given that smoke and fumes from a fire can pose significant hazards. Additional talking points included but were not limited to the following:
    - i. One acre minimum might be too arbitrary and not account for proximity of the fire to property lines; property line distance is critical in determining the safety of the neighboring structures as well as the dwelling of the homeowner; formula for calculating the setback should include consideration of a number of elements.

- ii. Should there be consideration for the number of times during a calendar year that would be representative of a violation, i.e., limit number of burns?
  - iii. Open burning is a health risk to the community and a safety issue and it should be addressed.
  - iv. Do residents have alternate means for removal of vegetation and limbs without relying on burning?
  - v. PUBLIC COMMENT: Helena Miller commented that she uses control burn techniques on her 5-acre property to control invasive species and to clear vines around trees; without the controlled burn she fears the trees will be choked by vines and die.
  - vi. PC will relist this as an agenda item for the September meeting. Solicitor will provide copies of the burn ordinances from Newlin and West Bradford Townships for comparison.
- c. Chapter 158, Rental Units/AirBnB - PC members are considering attending a webinar through the Penn State Extension service on this topic.
4. **Project Updates:** brief discussion regarding property at 604 West Creek Road noting a number of zoning and engineering challenges in order to construct a dwelling; 75 South Wawaset Road is a 90-acre parcel that will require conditional use approval in order to construct a dwelling; grading for 630 Red Lion is underway; 5.5 acre parcel at the end of Clarks Lane was recently conveyed and the new owner is interested in constructing a dwelling (the parcel was created as part of a subdivision approved in 2007). Kologie reported a zoning hearing board hearing is scheduled for August 14, 2018, for approval to install an in-ground pool at 800 Northbrook Road.
  5. **Public Meeting Schedule:** Secretary reported that the Board of Supervisors Work Session will be August 21<sup>st</sup> (if needed) and the regular public meeting is August 27<sup>th</sup>. The next PC meeting is September 5<sup>th</sup>.
  6. **Approval of Meeting Minutes:** Miller moved, Rafferty seconded, to approve the meeting minutes for June 6, 2018, as submitted; motion carried.
  7. **Other Business:** no other business.
  8. **Adjournment:** At 8:52 p.m., Rafferty moved, Murphy seconded, to adjourn the meeting; motion carried.

  
Susan Simone, Administrative Secretary

  
Gary Summers, Chairman