



Planning Commission (PC) Meeting Minutes  
Wednesday, June 15, 2016, 7:30 P.M.

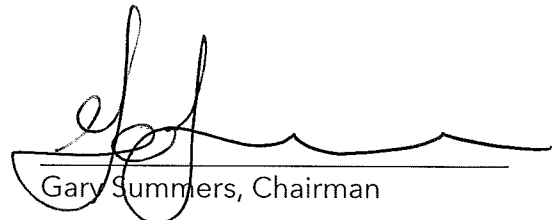
**Attendance:** Commissioners - Gary Summers, Suzy Breiseth, Matt Murphy, Meg Johnson;  
Consultants - Kristen Camp, PC Solicitor; Craig Kologie, AICP, Zoning/Code Official.  
**Commissioners Absent:** Sean Rafferty, Rob Miller, Mickey Bailey.

1. **Call to Order:** Summers called the meeting to order at 7:35 p.m.
2. **Public Comment Non-agenda Items:** no public comment on non-agenda items.
3. **1475 Unionville-Wawaset Road, Tax Parcel 63-1-14 (Suglia) Zoning Hearing Board Application:** Larry and Donna Suglia (Applicants) appeared before the PC to discuss their Zoning Hearing Board Application seeking a Special Exception as authorized by Section 250.85.D(3) and/or variances from the requirements of Section 250-85.B(1) and 250-85.C.(2)(a) of the Township Code. Documents reviewed by the PC included:  
(a) Zoning Hearing Board Application dated May 31, 2016 which included a site plan prepared by Althouse, Martin & Associates; (b) Zoning Opinion Letter dated May 16, 2016 prepared by Township Zoning/Code Official; (c) Township Engineer Review and Comment letter dated June 14, 2016. Applicants stated that the garage addition is needed to provide an automobile bay to house an antique car. A revised drawing was displayed adding the East Penn Railroad right-of-way/easement as referenced in the Township Engineer Review and Comment Letter. Applicants indicated that the addition will have no effect on the septic system. Summers and Camp reviewed the zoning hearing board process emphasizing that the motions by the PC and the Board of Supervisors are recommendations to be considered by the Zoning Hearing Board. **MOTION:** Breiseth moved, Murphy seconded, to recommend to the Board of Supervisors and the Zoning Hearing Board, that the relief requested by the Applicants be granted; motion approved.
4. **Ordinances - Working Drafts:**
  - a. **Keeping of Animals -** Kologie reviewed an exhibit map prepared by Castle Valley Consultants, Inc., depicting a zoning analysis of the Keeping of Animals standards which provides for a 3 acre minimum for livestock, a traditional model. Going forward, Kologie suggests that the PC should draft language to define and regulate pets noting that there are nuances between keeping animals as pets versus keeping animals as part of an agricultural operation. Code language that sets forth specific requirements for keeping an animal, i.e., housing, manure management, etc., may be more appropriate for complying with PA ACRE law rather than language that is representative of a definition. *By example, a Clydesdale horse kept on a parcel in a residential subdivision might not be permitted to be kept as a pet if the owner cannot meet the housing (shed/barn) and manure requirements.* PC discussion included consideration for provisions for the regulation of commercial equine operations. Camp noted that a consideration for a municipality may be to regulate commercial equine operations through a conditional use process in order to address keeping of animal standards provided in the Code. Through the same process, ancillary issues such as pervious/impervious coverage, density, steep slopes, and manure management would be reviewed accordingly. In addition, lighting, specifically for a

riding ring, would be an issue to address at conditional use particularly if it is adjacent to a neighborhood. PC noted difficulty in establishing animal equivalency units for a commercial setting. The following sections of the June 15 "clean version" of the draft will be discussed at a future meeting:

- i. Revision to section H (page 4) regarding commercial purposes;
  - ii. Revise C(3) (page 2) to read "permanently maintained":
  - iii. Delete the words "typically", "roosters", and "guinea fowl" from F(2) (page 4) as most chicken-reference ordinances do not allow roosters; could make a distinction with regard to agriculture operations, although 300 foot setback for noisy fowl is fair.
- b. Greenway Corridor and Riparian Buffer - Summers reviewed current Code issues that were presented by applicants required to appear before the PC when it was determined that the project was located in the greenway corridor. He noted particular issues with definitions, maps, and woodland classifications. Summers and the Consultants noted that the current woodlands classification map was not officially adopted by the Township, it is not precise, and with the passage of time, it is certainly out-of-date. Likewise, the greenway corridor map depicts land that, with the passage of time and the influence of Mother Nature, is no longer worthy of protection via an ordinance. PC agreed to continue the discussion at the next meeting.
- c. Section 250-85(B) and (C) Inconsistency - PC reviewed memo from Summers dated June 10<sup>th</sup> regarding inconsistency with expansion of a non-conforming building on a non-conforming lot by special exception. Zoning Hearing Board Solicitor Ed Foley pointed out that this inconsistency or anomaly was encountered in the course of administering the Code with regard to the zoning hearing board application submitted for 1475 Unionville-Wawaset Road. Foley suggested that the PC review sections of the Code that expressly permit expansion of a non-conforming building on a non-conforming lot by special exception juxtaposed with Code sections requiring variances which do not apply to a non-conforming building on a non-conforming lot. PC could consider amending the language to meet bulk and area requirements. It was noted that both Kologie and the Township Engineer are maintaining a running list of additional ordinance amendments.
5. **Upcoming Township Hearings and Meetings:**
- a. Board of Supervisors Meeting Monday June 27<sup>th</sup>
  - b. Planning Commission July Meeting is July 20<sup>th</sup> (No August Meeting)
6. **Approval of May 18, 2016 Meeting Minutes:** Johnson moved, Breiseth seconded, to approve the Minutes dated May 18, 2016; motion approved.
7. **Other Business:** no other business before the PC.
8. **Adjournment:** At 8:25 P.M., Summers moved, Johnson seconded, to adjourn the meeting; motion approved.

  
Susan Simone, Administrative Secretary

  
Gary Summers, Chairman