

Workshop
July 27, 2016

The Workshop convened at 8:55 a.m.
No official action was taken due to a lack of a quorum.

Those in attendance: Dean Patches, Colleen Gallo, Ed Wenger, Jennifer Harding, Ward Sigler, Jeff Golding, Mickey Gartlan.

New Business

Stormwater Overview

Jeff Golding provided an overview of the Subdivision and Land Development Ordinance highlighting the differences between subdivision and land development and how each are affected by Storm Water Management Planning. Discussion on exemptions detail regarding small land developments vs. major land developments and how to administer each. Revision to the current zoning permit to included various storm water management concepts with a checkbox was discussed and tabled to be finalized. Areas to focus on for the next meeting are as follows: lot addition definition, list regulated activity in the definition section and adjust the wording for the Exemptions Section #109 to be more user friendly. Plan submittal may be exempted but installation and implementation of facilities is required for any projects

Zoning Map

Discussion was held regarding concerns that the current map does not adequately represent the land uses, particularly where mobile home parks exist.

Old Business

Zoning – Conditional Use by District

Attorney Gallo is reviewing past changes to the zoning ordinance to see if proposed changes were authorized and adopted.

Zoning – R-4 Community – Maximum Lot Density

The 40% lot coverage allowance will be reviewed.

Zoning – R-3 Mobile Home Communities

Marty Sowers provided revised definitions to Atty. Gallo for future consideration.

Sidewalk Maintenance Ordinance

The Planning Commission reviewed draft ordinances at their last meeting. This item will be included on the August Planning Commission Agenda for consideration.

Festival and Amusement Ordinances

The Ligoneer ordinance was discussed as having an ordinance that would be similar to what the Township is looking to adopt. This item will be included on the August Planning Commission Agenda for consideration.

Zoning – Mobile Homes

Discussion was held under Zoning Map and Mobile Home Communities.

Jeff Golding was asked to present a SALDO overview at the September Planning Commission meeting.

Other Business

Discussion was held regarding the Hebler Maintenance Agreement for the swale on the south side of Lighthouse Harbor. This property is reportedly listed for sale. Attorney Gallo suggested that the listing agent be notified that a Maintenance Agreement is recorded with Lebanon County for this parcel.

With no further comment or discussion, the workshop adjourned at 11:30 a.m.

Respectfully Submitted,

Jennifer Harding
Mickey Gartlan