

Workshop
June 28, 2017

Those in attendance: Reg Daubert, Joe Gregory, Dean Patches, Colleen Gallo, Matt Sauers, Dick Musser, Ward Sigler, Jeff Golding, Mickey Gartlan and Jennifer Harding.

Joe Gregory called the workshop to order at 8:45 a.m.

Batt Kave – Tabled

OLD BUSINESS

Chapter 27, Part 14 – Conditional Use – Tabled

Chapter 18 – Holding Tank Ordinance

Review will be completed by Jeff Golding and Colleen Gallo

Storm Water – Jeff Golding

Mr. Golding provided a packet of proposed changes to the SALDO. The first 5 ½ pages are definition changes which will bring the terminology in-line with the zoning ordinance. A definition will be included for “sedimentation”. On the sixth page of the packet in the section on ‘Modify the Following’ there will be changes made, particularly to 3 and 4. This section is clarifying when and what type of stormwater plan is needed.

Colleen Gallo noted that the previously discussed driveway permit language will be prepared for inclusion in the next ordinance for adoption. This inclusion will be adding driveway language that is tied into land development.

SALDO Section 5.07.G.5.e

Discussion was held regarding criteria that Mr. Golding feels should be submitted for stormwater basins. A note will be included that additional testing may be required at the Township’s discretion.

Section 8: All reference to cost will be removed from the SALDO and will be set by resolution. Future discussion will include the need to revise the costs associated with plan review.

Batt Kave – representatives from the Batt Kave arrived.

Mr. Martin and Mr. Mast were on hand to discuss their desire to change their mission statement. They are already a non-profit organization with religious focus and they would like to change their use to a Worship Center to hold non-denominational Worship Services. From a zoning standpoint, this would be a permitted use. Jeff Golding told them to submit a plan for what they propose. It will need to be based on the requirements in the SALDO. The plan will need to show parking, site distance, if changing the building’s layout, that will need to be shown. Various options for access were discussed due to the current driveway lacking site distance.

NEW BUSINESS

Codification

Two firms had provided information for codifying the Township's ordinances: American Legal and General Code. The ease of use of the websites was discussed.

Supervisor Patches moved to authorize General Code to prepare the codification once the pending ordinances are adopted. Seconded by Supervisor Gregory. All voted in favor; motion carried.

Ward Sigler requested that backyard chickens be added to the next agenda for the Planning Commission.

Commercial Recreation

This matter had been discussed by the Planning Commission. Commercial Recreation is to be removed from the agendas.

Special Event Ordinance Review

The recommendation has been made that an amendment be made to the Special Event Ordinance for adoption consideration that special events at one location or by one group be limited to four a year and no more than one a quarter.

HMGP Land Lease

Property owners have expressed an interest in leasing the Hazard Mitigation Land. The lease agreement format is to be obtained from PEMA.

Township Building Blinds

Supervisor Gregory moved to authorize paying the additional cost for the blinds for the conference room. Seconded by Supervisor Patches. All voted in favor; motion carried.

2077 Kenbrook Road

Supervisor Patches moved to authorize sending a letter as requested by the realtor for the lending agent regarding this property stating that the Township knows of no violations with the septic system or well. Seconded by Supervisor Daubert. All voted in favor; motion carried.

UCC Appeals Board

Supervisor Patches moved to authorize the UCC Appeals Board to receive payments of \$50 per hearing for their service and this would include the May 31st hearing that was held. Seconded by Supervisor Gregory. All voted in favor; motion carried.

Discussion was held regarding the review of the zoning hearing decision for 10 Sweetbriar Lane, by Colleen Gallo and Matt Sauers. No violations of that decision were found.

376 Mountville Drive storing wood. Matt Sauers was directed to pursue this matter since use of the property for storage is in violation of the requirements of the R-4 district.

Discussion was held regarding the recent hearings held by the Zoning Hearing Board and UCC Appeals Board. A recommendation was made by Ward Sigler for additional training for the members of these boards.

Ag Security Member

Supervisor Patches moved to appoint Christine Olleig to the Ag Security Hearing Board. Seconded by Supervisor Gregory. All voted in favor; motion carried.

With no further comment or discussion, the workshop adjourned at 11:06 a.m.

Respectfully Submitted,

Jennifer Harding
Mickey Gartlan