

## PLANNING COMMISSION MINUTES

**April 4, 2022 7:00PM**

CALL TO ORDER: The Pledge of Allegiance was recited, and meeting was called to order by Dean Roney at approximately 7:00 PM. Members present were: Sandy Anderson, Bill Bailey, Pete Dion, Jeff Meeder, Adam Reese, Dean Roney and Frank Sabol. We have a quorum. Also in attendance was Clay Brocius, Township Supervisor.

APPROVAL OF MINUTES:

Pete Dion made a motion to approve the minutes of the Mar. 7, 2022 meeting. Dean Roney seconded the motion. All voting in favor, with the exception of Adam Reese who abstained and the motion carried.

OLD BUSINESS:

Charles E. Frey subdivision passed at the Supervisor's meeting. Atty. Christine McClure had given lengthy explanation on concerns about future use of the paper road on map.

The proposed Solar Farm on Rt 20 had DEP plans denied. They are proceeding to correct the issues with the DEP.

ZONING REPORT: 11 permits on report presented.

NEW BUSINESS: None

CORRESPONDENCE: None.

OTHER:

Discussion on the zoning update questions given by Atty. McClure.

#5 – Changing the name to Automobile vehicle rental, sales & service. Adding it to LB-C with conditions of type 1 screening, business hours of 8AM – 6PM, lighting to be facing downward to prevent glare on adjoining properties.

#6 – Add a definition of Airbnb rental but do not add to any other districts than what is already listed for Bed & Breakfast.

#12 - A definition of “commercial bakery” should include retail sales whether its wholesale or retail sales.

#15 – Refers to Day Care Centers. We want allowed in C-1 & LB-C, & removed from R-1C.

#16 – Change category to be Dry cleaning, commercial laundry/laundromat. Add to C-1. Add definition; Dry cleaning – cleaning process for clothing & textiles using a chemical solvent other than water. Commercial laundry/laundromat – an establishment with coin operated washing machined/dryers for individual use or establishment providing garment washing service for businesses.

#20 – Family Day Care – add to R-3, C-1, LB as permitted.

#21 – Flea Markets – add to LB-C

#29 – Hotels/Motels must comply with supplemental regulations in Article V (pg 200:41) Also min 3 acres, Type II screening and lighting to be facing downward to prevent glare on adjoining properties for conditions.

#30 – nothing needs further added after reviewing.

#53 – everything correct after reviewing.

#59 – We just needed the definition of convenience store added. Service station includes gas.

#62 – We were looking to add for LED illuminated signs – possible state; shall be designed or calibrated to prevent glare on adjoining properties.

Add to Personal care home definition: A. A facility giving geriatric care in a home-like setting & licensed as such by the Commonwealth of PA. B. Group home to include physically & mentally handicapped persons not including someone released with criminal background. Must adhere to Commonwealth of PA regulations.

Definition for Temporary structure: Any structure which is erected to be in place for not more than 12 months but not more than 11 months in a calendar year, including but not limited to, tents, air-supported structures, portable bandstands, reviewing stands, bleachers, storage facilities, mobile office units, construction sheds, sales offices for lots or dwellings or other structures of a similar character. Must follow lot setbacks. (this probably needs a permit from the zoning officer, maybe renewable)

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

ADJOURNMENT: Motion by Pete Dion and seconded by Frank Sabol to adjourn at 8:50 pm. All voting in favor. Motion carried. Meeting Adjourned.

Respectfully submitted: *Sandy Anderson*