

Notes from June 29, 2011 Zoning Committee Meeting

Present: Jeff Pierce, Hal Turkowski, Phil Miller, Dallas Leonard, Paul Knapp, Donna Muller, Chuck Horvat, Mike Ginsburg, & Bruce Light (absent: Al Lonzo & Scott Hilty)

Mr. Pierce distributed revised text for Article IV, District Regulations, pages 35 through 80. He reviewed them page by page, noting that the majority of the uses listed therein will become permitted uses in the new ordinance.

Mr. Pierce noted that Section H on page 76 will allow for Conditional Uses in all districts uses not specifically listed in the ordinance. There was discussion of allowing the township's pending Oil & Gas Ordinance to fall into this section and also that the new ordinance could be included with the surface mining and drilling provisions of the proposed new ordinance. This concept will be discussed with the Municipal Solicitor.

The committee discussed the need for and placement of junk yards and mine shaft vents. Mr. Pierce noted that the existing ordinance definition of junk is so broad as to include landfills, etc. and will need revision. After discussion, Mr. Pierce recommended that the new ordinance define junk yards as auto recycling. The definition could also include white good (washer, dryer, etc.) recycling.

Mr. Light will send a copy of the Township's recently enacted new floodplain ordinance to Mr. Pierce for incorporation into his text.

Next, Mr. Pierce reviewed the title page to Article VI, Supplementary Regulations. Jeff noted that the current version of these regulations encompass 33 pages of text, but when revised will probably be 10 or so. He pointed out while most of the things listed on the title page will be eliminated, the last four items on the second column will be new additions.

Mr. Horvat left the meeting at 8:00 p.m.

There was discussion about the time table for approval of the revised Zoning Ordinance. Mr. Pierce said that he anticipates having all of his draft work completed by fall, so once review is done and public meetings conducted, adoption might take place at the end of this year. It was discussed that the pending Oil & Gas ordinance might be merged into the Zoning Ordinance and then proceed along the same time table.

Mr. Pierce asked that the Committee as a whole to review the new text that appears starting with Section J on page 77 and ending on page 80 and have their comments to him as soon as possible. He also asked Mr. Leonard to pay particular attention to new numbers in the chart on Page 78 and make certain that those number are relevant to Penn Township.

The next meeting is scheduled for 7:00 p.m. on Wednesday, July 27. Donna Muller and Paul Knapp both indicated that they will be on vacation at that time. Mr. Light will circulate an email as the date draws closer to see if a quorum of members can be present.

The meeting adjourned at 8:50 p.m.