



**PLANNING COMMISSION
MINUTES
FEBRUARY 20, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Vice Chairman called the meeting to order 6:32 pm at the Delaware Township Municipal Building 116 Wilson Hill Rd. Dingmans Ferry.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: R. Hough, B. Errico, R. Eldred, S. Franks and LA Hines

ABSENT: L. Glamann, M. Nemeth and Solicitor Farley

MINUTES

LA. Hines made a motion to approve the February 6, 2018 minutes as presented. B. Errico second the motion. With no further discussion the motion was approved unanimously.

NEW BUSINESS

OLD BUSINESS

ORDINANCES

1. The Commission reviewed the two options for allowing 1 shed per commercial property and also not requiring it to be a land development. The First possibility is to amend the definition of Accessory Structure and the second was for amending the Shed



Definition and updating and amending the Land Development definition. The Commission felt that the shed and land development amendment was clearer. It also updated land development at the same time. R. Eldred made a motion to recommend approval of the Shed definition and the Land Development definition. B. Errico second the motion. With no further discussion the motion was approved unanimously.

2. **Wireless Communications Facilities sample ordinance from PSATS - the Supervisors asked the Commission to look at the sample.** The Commission looked at the PSATS sample ordinance and compared it to our existing Cell Tower ordinance sections in Zoning. The Commission thought it was a lot of detail requirements that the FCC is requiring anyway and the township didn't really need to require. The biggest discussion was on the definition of antenna and the sample's versus the township's existing definition. Wireless Communication Facilities (WCF) excepted out the ham operator's tower which the township's definition had as part of the definition because we do have a ham operator with requirements, noting the deference between the commercial use versus the individual's use. There was much discussion on the subject. R. Eldred made a motion to send a memo to the Supervisors recommending we just keep what we have under Communication Towers and Antennas, a conditional use in Zoning. LA Hines second the motion. With no further discussion the motion passed unanimously.

3. **Medical Marijuana -** The Solicitors proposed ordinance - The Commission decided to review it at the meeting. It seems that this should be a separate ordinance but at the same time it should be referenced in the Zoning Ordinance. There was discussion on where the dispensing should be allowed; size of property, setbacks, hours of operation. The same questions for the growing and processing. It was thought that the growing should be in RR zone as most of those lots are larger and would need to be. As most of the Commission had not gone through the proposal since initially it was thought it should go into zoning. It would be in zoning but with the specifics being referenced in its own ordinance.



4. 107 - SALDO updates - review the 107 - 107.8-107.9 - received Engineer's updates - verify it includes our lot improvement updates - tabled to the March 6, 2018 meeting.

ADJOURN

R. Eldred made a motion to adjourn at 8:08pm. B. Errico second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary