



**PLANNING COMMISSION
MINUTES
NOVEMBER 19, 2019**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman called the meeting to order 6:30 pm at the Delaware Township Municipal Building 116 Wilson Hill Rd. Dingmans Ferry.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: R. Hough, E. Forrest, V. Flatt, B. Errico, L.A. Hines, S. Franks, J. Opitz and Solicitor Farley and Engineer Tresslar

The Chairman inquired with E. Forrest and J. Opitz if they would care to continue serving on the Planning Commission as their terms are both up. E. Forrest said yes she would like to continue on the Planning Commission as did J. Opitz.

MINUTES

L. A. Hines made a motion to approve the October 15, 2019 minutes as presented. J. Opitz second the motion. With no further discussion the motion was carried with E. Forrest abstaining. E. Forrest was not in attendance at that meeting.

CORRESPONDENCE

The Commission was asked what day of the week and time of the day they would like their meeting for the new year. E. Forrest made a motion to keep the days and time the same as this year; the 1st and 3rd Tuesdays of the month with the 4th Tuesday on an as needed basis. The time of the meeting was to remain the same 6:30 pm.



NEW BUSINESS

INFORMAL

Birchwood Lakes Association - gazebo/ bus shelter / pavilion
The Association Board members and Property Manager were present to propose a bus shelter/ pavilion/ gazebo at their RT 739 entrance. They had a hand drawn sketch of the property along with an aerial view where they drew in the placement of the project. In their presentation the Association had not made a decision on what the project is. Is it a bus stop or gazebo or pavilion. In reviewing the Zoning Ordinance it is a permitted use. In looking at definitions it is restricted to 200 sq. ft. The Commission determined that this project did not have to come in as a land development as long it is under the 200 sq. ft. The Association needs to determine what the use is; then apply to the Zoning Officer for that use. In the off hours if it is used as something else there is no harm. The Solicitor informed the Association that they pay their own Attorney and Engineer so let them determine what the project is and how to proceed, just a permit or land development. The representatives present were sent away with determinations to be made.

LOT IMPROVEMENT

OLD BUSINESS

Lot Improvement

L. A. Hines made a motion to recommend approval of the Kerr lot improvement in Marcel Lake Estates 2-204-26A as the missing items were now present on the map. V. Flatt second the motion. With no further discussion the motion was approved unanimously.



Subdivision

Knesnik - 3 lot subdivision - Long Meadow Rd. public hearing 6:45 pm. - due December 3, 2019

It was noted that Mr. Knesnik had brought in new plans yesterday that have not gone to the Township Engineer yet. Saying that we needed time for him to review them and our time limit is up. Mr. Knesnik was willing to give the township a 30 day extension. E. Forrest made a motion to accept the **Knesnik 30 day extension** and continue the public hearing until a later meeting. V. Flatt second the motion. It was also noted that Mr. Knesnik did bring in a letter from Williams Well Drilling. The driller did state that with the Geographical Database from 1989 showing the Geology & Mineral Resources of Pike County being presented for this property potable water would be found and is consistent with the findings of the database. This was one of the missing requirements from the Engineer's review letter. With no further discussion the motion was approved unanimously.

ORDINANCES

1. Sign Ordinance - The Commission was fine with the latest updates. E. Forrest made a motion to send the latest sign amendment to Pike County Planning for their review to include the latest definitions, after the Solicitor's adjustment from E. Forrest emailed comments. J. Opitz second the motion. With no further discussion the motion was approved.
2. Ordinance on short term rentals - were to review Paradise Twp. ordinance as sample



The Commission had discussion on the types of short term rentals and the need for definitions of same; 6 months, 1 year are not the short term rentals being looked at.

The Solicitor gave the Commission some examples of things to do. One of the townships he is Solicitor for does not want short term rentals. They are very strict on what is allowed or not. The next township over wants them and encourages them. They have loose requirements for them. It was determined to decide do we want them or not. Should they be Principle Permitted used or Conditional Uses. In what Zone would we want them in. We need to take a look at the Communities Restrictive Covenants and Bylaws to determine the feelings of the community. Lehman has an Ordinance addressing short term rentals. They are in favor of them as they have Saw Creek with several condo for that purpose of short term rentals. We also need a copy of their Ordinance that addresses this. We will gather this information and decide if this is something we think the people are in favor of or not. E. Forest made a motion to table further discussion on the short term rentals. V. Flatt second the motion. With no further discussion the motion was approved unanimously.

3. Ordinance addressing animals ie; horses and number allowed on how much property. A sample ordinance from Dingmans Twp. was sent to the Commission for review. The Secretary reported how the office is directing those question. It is said that a 2 acre minimum for the house and the state says 1 acre per horse. You would need a minimum of 3 acres to have 1 horse. This is something the Commission can also look at for future discussion. E. Forrest made a motion to table the discussion on animals and the size of property needed. V. Flatt second the motion. With no further discussion the motion was approved unanimously.

ADJOURN



E. Forrest made a motion to adjourn at 7:45 pm. V. Flatt second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary