



**PLANNING COMMISSION
MINUTES
AUGUST 6, 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, S. Franks, J. Opitz, L.A. Hines & Solicitor Farley

Absent: B. Errico, V. Flatt,

MINUTES

E. Forrest made a motion to approve the July 16, 2019 minutes as presented. L.A. Hines second the motion. With no further discussion the motion was carried. J. Opitz abstained as he was not at that meeting.

NEW BUSINESS

Lot Improvement.

1. E. Forrest made a motion to recommend approval of the Krahn lot improvement in Wild Acres 12-1201-23A. L. A. Hines second the motion. With no further discussion the motion was approved unanimously.

2.

Informal

1. M. Schneider gave the Commission a presentation on his renovating an out building existing on his property. At this



time he wants to put a roof over it just to preserve what is already there. He went on to say the roof is in such disrepair it is compromising the rest of the building, such as the foundation. The Commission explained that they can not give him permission to put a roof on the building only the building inspector can do that. It was explained why the inspector can not issue the roof permit as so many people get one permit and go on to do a lot more work. Therefore, he won't issue a permit to do the roof.

The Commission did explain how he needed to do a land development to make the building anything other than a mill as it was before. In doing a land development for the second building it would need a planning module for the septic as it will be two septics on one lot, albeit an 18 acre piece it is still one lot. He went on to ask if there was a checklist for doing a land development. Once he has these things he just brings it in. It was explained that it has to be in 20 days before the Planning meeting we will 1st look at the plan so the engineer can take a look 1st. He went on to complain when he was on the Commission every time the engineer reviewed the plan he found something new it needed prolonging the time limit. He was told it is not that way now. This engineer gives a letter for the initial review; for the second review he says how the item number was addressed in the new plan. It is more stream line now. It was questioned if we could have a copy of the letter the Conservancy gave him that this second building was alright with them. He replied there was not letter. This project is within the area approved for any development he might want to do. He was given a copy of the checklist from subdivision land development and told it has not been updated to the new revised Ordinance 107.



Conditional Use

1. Pajk - Major Home Occupation has a 90 day continuance bringing it to 10/1/2019 to be have a final review. The Secretary informed the Commission Mr. Pajk is working on getting the letter from the Community for the contracting equipment and vehicles. The Community called the office and the secretary explained what we were looking for in a letter for him. It seemed it needed to go hire than just the office staff and on to the Board itself. Nothing new came in.

ORDINANCES

Sign Ordinance -review and comment on the proposed update

1. Building/Zoning Officer's comments; The Commission went through the memo the Zoning Officer gave the Commission. They felt the only thing they would change was the height of the Plaza sign since it didn't have one.

As for making a sign a conditional use at all they were not in favor of; Nor making all off premise signs billboards the only use for the property. As for the section of the Zoning Ordinance the Commission and the Solicitor has already discussed that.

2. The Engineer's comments didn't address the Weis proposal and his thought on it verses what is being proposed for signage. The Secretary was directed to again forward the Weis Plaza Sign proposal as there was no comment from the engineer on that issue. The Commission will review his markings on the proposed sign ordinance for next meeting.

ADJOURN



J. Opitz made a motion to adjourn at 7:57 p.m. L.A. Hines second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary