

**Planning Commission
Minutes
June 5, 2023
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Patricia Younce
Nancy Becker
Ed Buonocore
Douglas Leach
Dennis McGeehan
Michael Main

Absent:

Matt Chartrand

Staff:

Will Brugger, Director of Planning, Zoning and Land Development
Mary Stover, Township Engineer CKS

Supervisors Rich Marino and Chuck Wilson were present.

Approval of the May 1, 2023 Planning Commission Meeting Minutes

Ms. Becker made a motion to approve the May 1, 2023 meeting minutes, Ms. Younce seconded.
All were in favor.

Old Business

Sidewalk Connectivity Study – Committee Meeting #4, Simone Collins

Peter Simone
Emma Haley
Bryce Brucker

Mr. Simone explained the project schedule. Ms. Haley went over the survey comments and explained each of the comments on their associated revisions to the plan.

Mr. Buonocore asked about the closing of Kriebel Road and Mr. Simone stated that it will likely remain for a recommendation within the plan.

Ms. Younce asked about Allentown Road and Forty Foot Road in reference to the fatality in the past. Mr. Vavra noted that Reinert Road is more than a “low volume” road. Mr. Simone stated that they used the traffic counts from DVRPC for the study.

Mr. Brugger showed a Google Street view image of the traffic investigation in question at Forty Foot and Allentown Roads.

Mr. Buonocore asked about the traffic circles that were talked about at the last meeting. Mr. Simone stated that one is proposed at Allentown and Valley Forge intersection.

Mr. MacKay asked about Old Morris Road sidewalk proposal and stated he likes the idea but questions how this would be designed.

Mr. McGeehan asked about crossing the turnpike bridge and stated his concern about the number of crossings. There was a conversation regarding the best position for a sidewalk along Kriebel Road. Mr. Simone explained why a path is proposed where it is on the plan. He stated they will take another look at the proposed trail.

Mr. Brucker from Simone Collins explained the prioritization of routes and proposed improvements.

Mr. Simone went over the funding opportunities that will be available.

Mr. Buonocore expressed concern about kids crossing Sunneytown Pike trying to get to the school. Mr. Simone stated the representatives from the school were in favor of the proposed sidewalk project.

New Business

Review of Comprehensive Plan Proposals

Mr. Brugger stated the Township Staff and the Board of Supervisors would like to get comments from the Planning Commission members. He explained staff had reviewed the proposals at the Township level and wanted feedback and comments/recommendations.

Ms. Younce expressed that Simone Collins would be better suited for our Township.

Mr. MacKay agreed that Simone Collins would be more familiar with the Township.

Ms. Becker was disappointed in the cost of Simone Collins, but also believed they would do a better job. Mr. Main agreed with the comments about Simone Collins and felt they were better suited.

Ms. Becker made a motion to recommend to the Board of Supervisors to approve the proposal from Simone Collins to review and create the Township Comprehensive Plan. Ms. Younce seconded. All were in favor.

Draft Zoning Ordinance Amendment for Chickens

Presented by: Mr. MacKay, Chairman

Mr. MacKay explained the language that he edited and calculated based on the example from the North Wales ordinance.

Ms. Younce expressed concern with how this will affect neighborhoods and possibly the value of homes. She would be in favor of permitting it on larger parcel lots. The Planning Commission originally recommended 25,000 sf lot minimum. The members looked at the Zoning Map provided.

There was discussion regarding the concern with nuisances in the Township that this would create.

The Planning Commission members came to an agreement that they would recommend a minimum lot area of 30,000 square feet to allow chickens.

There was a discussion regarding previously established chickens on properties and the Planning Commission members agreed that they would not be "grandfathered".

Mr. Main suggested that there should be a setback from the neighboring property no closer than it is to the resident's dwelling. The Planning Commission suggested 25' minimum side and rear setback from the property lines.

The Planning Commission members agreed with the language for six birds (chickens) for a lot over 1(one) acre. Maximum 6 (six).

The Planning Commission members agreed to strike the duck language for this ordinance.

The Planning Commission members would like to review language at the July 2023 meeting.

The Planning Commission members would like Ms. Stover and Mr. Brugger to provide clarification on current projects and land development items.

Ms. Stover explained the PSDC projects and the progress for each one.

Mr. MacKay asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn at 8:16 PM, and Ms. Becker seconded. All were in favor.

Respectfully submitted,



Will Brugger

Towamencin Township

Director of Zoning, Planning and Code Enforcement