

**Planning Commission
Minutes
September 11, 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

Approval of the July 10th, 2023 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the July 10th, 2023 meeting minutes, Ms. Becker seconded. Ms. Younce abstained. Motion carried.

A short discussion was held about minutes from the August meeting. A meeting did not occur during August because of the lack of a quorum at the last minute. No minutes were recorded.

New Business:

A. Electric Vehicle Charging Station – Draft Zoning Amendment

Mr. Brugger reviewed the changes made by staff based on comments received during the June 2023 Planning Commission meeting.

Mr. Main discussed permitting Level 1, 2, and 3 type chargers in residential districts, acknowledging that Level 3 may not be feasible for private residences. The Planning Commission was not opposed.

Ms. Becker asked about the number of required parking spaces.

Mr. Main suggested including “carports” into the language for multi family properties. The Planning Commission had a short discussion on this and did not find a need to add additional

language for carports. Mr. Main also questioned the role of HOAs and if this language would restrict them from installing charging spaces. It was discussed that it would not.

The Planning Commission collectively took the position that proprietary systems should be permitted. Mr. Buonocore insisted that the free market will decide the providers.

The Planning Commission discussed the physical markings of a parking space reserved for charging stations. Unanimously it was agreed to add language indicating green in color or an "accepted standard".

A brief discussion was had on buffering requirements for commercial properties with EV charging stations which are adjacent to residential properties. Staff stated that there were already requirements within the current Township code for buffering.

Ms. Stover added that she would like to omit part of the definition detailing Electric Vehicle Charging Stations. It was agreed that the proposed definition was confusing and that the language including and surrounding "publicly owned and privately available" should be removed. The Planning Commission agreed.

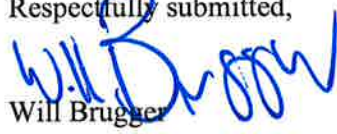
Ms. Stover also indicated that the Overlay Zoning Districts should be included. This change will be noted.

Other Business:

Mr. Brugger and Ms. Stover discussed active and ongoing land development plans submission. They informed the Planning Commission on the status of several projects and what should be expected in the future.

Mr. MacKay asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn at 7:47 PM, and Ms. Becker seconded. All were in favor.

Respectfully submitted,



Will Brugger
Towamencin Township