

PINE GROVE TOWNSHIP SUPERVISORS

175 OAK GROVE ROAD, PINE GROVE, PA 17963

FEBRUARY 3, 2009 SPECIAL MEETING MINUTES

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A special meeting was held on February 3, 2009 at 6:30 PM to discuss the proposed revisions to the Zoning Ordinances.

Attending were Chairman Larry Zimmerman, Supervisors Allen Aungst and Jerry Wise. Also present: Sect. / Treas. Kathy Ferguson, Dave Horst (Benesch) and Chris Bentz (Benesch).

Dave Horst reviewed the proposed progression of the project and scheduled meetings. Horst also noted they are working on similar projects for others and some research costs would be shared. Zimmerman said he would like to see the final adoption of the revised ordinances take place in November because of this being an election year and he does not want an unfinished project left for the incoming supervisors.

Discussion was held on areas of change needed in the current zoning ordinances. Some of the items discussed:

- ♦ Lot size, the need to increase it when there is on-lot sewage and water.
- ♦ Biosolids, intensive farming zoning areas and the need to check into agricultural laws.
- ♦ Outdoor burning furnaces, Bentz said attorneys are recommending covering that in a separate general ordinance; otherwise each zoned area would have to contain specific language to cover it.
- ♦ Windmills, wind farms (both commercial and residential) regulations.

Jerry Wise left the meeting at 6:50 PM because of another obligation.

- ♦ Appalachian Trail protection, new laws have been enacted and need to be referred to in the zoning ordinances.
- ♦ Flood plain, Horst suggested incorporating an overlay of the FEMA map on the zoning map.
- ♦ Historical area protection was discussed and the Board felt it would not affect the Township very much.

Lehman joined the meeting in progress at 6:58 PM.

- ♦ Agricultural preservation, the need to check with Schuylkill Conservation if there are any farms it would apply to in the township.
- ♦ Planning techniques were explained. Horst said we currently have Planned Residential Development (PRD) in our zoning and areas on the map need to be designated as such. Horst said Cluster Developments and Conservation Developments develop a larger parcel with a maximum number of lots (allowing a smaller lot size) and keep a larger green area left when the project is done. Bentz said provisions would need to be put in for sewage package plants in these developments and deed restrictions could be required.
- ♦ Cross checking zoning requirements with the SALDO is needed.

Horst and Bentz reviewed the current zoning map in relation to the "Future Land Use" map in the Comprehensive Plan. Discussion was held on the following items:

- ♦ Rural Residential zone is proposed to be eliminated and absorbed into Rural, Rural Preservation or Low Density districts.
- ♦ Refuse Conservation zone was created where the landfill is. Discussion followed on the need for providing another Refuse area since the area provided is already in use. Bentz said they will need to check with the attorney on some issues.
- ♦ Layout of the ordinances will be similar to what we have now with property uses listed under the zoning districts and not in a table format.

- ♦ Animal regulations, kennel regulations, keeping animals from roaming off your property and limiting the number of domesticated animals. Horst and Bentz said this could be put under a separate ordinance but they will research it. Discussion on animal issues followed and the Board said some things are civil issues between neighbors who need to handle it in the courts. The Board discussed the need to limit creating ordinances that they cannot enforce.
- ♦ Recreation impact fees in the SALDO will be carried through into the zoning ordinances.
- ♦ Input from the Zoning Officer if there are current zoning sections that don't work, variances being gotten for the same section, etc.
- ♦ Flag lots were discussed with a suggestion of having them restricted with a conditional use and approval of the Board of Supervisors to allow them.
- ♦ Notes from original subdivision plans need to be tracked for review during later development on the property. Zimmerman said our process needs to be changed so the notes are reviewed. Horst said if recorded plans are sent to them they can scan them and give us digital files.
- ♦ Building height limitations need to be reviewed.
- ♦ Noise ordinance needs to be reviewed.
- ♦ Sign height and sizes, types of lighted signs and billboards needs to be updated.
- ♦ Junk, unlicensed vehicles and dilapidated buildings on properties.
- ♦ Adult entertainment business areas.
- ♦ Open burning restrictions including hours, types of materials.
- ♦ Rental property regulations.

Other Business

- ♦ Roberts Road Project – Bentz said the permit application was submitted to DEP, the easement agreements were sent out and the only thing left is to put the package together and bid it. Zimmerman said if necessary he would like to have a special meeting to get the project out. Bentz said they were able to reduce the size of the box a little and he would like to have Bernie look at the plans to show him how the road would be diverted during the project.
- ♦ Flood Plain Properties – Ferguson gave Horst and Bentz copies of the 2004 report and pictures of the properties with buildings in the flood plain. Bentz said they have to get FEMA reference marks and see if they will accept satellite readings. The Brandt property was discussed and the issues of having him remove some of the dirt he put on the property.

The meeting concluded at 8:25 PM.

Respectfully submitted,

Kathy Ferguson, Secretary / Treasurer

Approved by the Board of Supervisors on February 11, 2009.