



BOARD OF SUPERVISORS

Special Meeting – Omnibus Zoning Amendments Minutes

March 30, 2022

The Board of Supervisors Special Meeting took place in the Township meeting room and also via an Authorized Telecommunication Device (ZOOM). Supervisors present included Beth D'Antonio (Chair), Michael Wacey (Vice Chair), Alex Bosco, Erik Unger and Betsy Fadem. Also in attendance were Eugene Briggs, (Township Manager), Don Curley (Assistant Township Manager and Director of Public Works), Matt Lubitz, Township Code and Zoning Officer, and Andy Rau (Township Solicitor).

1. **Call to Order** – Chairman Beth D'Antonio called the meeting to order at 7:00 PM and reviewed meeting protocol.
2. **Pledge of Allegiance** – Mrs. D'Antonio led the Pledge of Allegiance.
3. **Consider Omnibus Code Amendments** – Gene Briggs introduced this topic, outlining the process that brought the Board to this meeting. Over the years, zoning and engineering professionals working for or on behalf of the Township have noted inconsistencies in the Code which Mr. Briggs and staff have tracked, waiting for the time to make a global update to the Township Code.

Matt Lubitz took these proposed amendments, categorized the sections and presented them for review. It was agreed that this first meeting would focus on Policy changes and that future meeting dates would be scheduled to review the rest of the proposed amendments. Public comment was taken throughout the meeting. The following people provided public comment:

Joan Bergquist, 217 Devon Boulevard, commented on the warehouse use in the PBO. Steve Harper, 214 Pheasant Run Road commented on Figure 3.2 and punctuation changing the meaning of a definition. Joe Kohn, 240 Sugartown Road commented on removal of the overlay and parking garages. Cheryl Harper, 214 Pheasant Run Road commented on PBO uses.

The Board reviewed a number of proposed changes and had the following edits to the packets:

- Section 15 – needs goals added from 1993 Recreation, Open Space, and Natural Features Plan.
- Section 17 – To be based on Board review of other sections, and fix formatting.
- Section 23 – Revisions of text to better differentiate between parking under versus within building.

- Section 25 – Edits and revisions for clarity.
- Section 37 – Decide between deleting or revising the time limits.
- Section 38 – Clarity on origins of changes for dental clinics and dentists with regard to home occupations and what additional amendments may be needed to clarify the change.
- Section 44 – Get clarification from Planning Commission on its edits to “IMPERVIOUS COVERAGE”, Need to review HOTEL, MOTEL or INN against new definitions for “SHORT TERM DWELLING RENTAL UNIT” and “SHORT TERM LODGING.”

4. Announcements - The Board scheduled two additional special meeting dates: May 12, 2022 at 7:00 PM (where they will discuss Policy and Noise) and May 24, 2022 at 7:00 PM (when bees and Historical Commission changes will be discussed.)

5. Public Comment – There was no additional public comment.

6. Adjournment

The meeting adjourned by unanimous consent at 9:40 PM.

Respectfully submitted,

Sharon Norris
Administrative Assistant to the Township Manager