

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday November 7, 2022 7:00 P.M.

MINUTES

Call to Order: Vern Frye called the meeting to order at 7:00. Also present: LeAnn, Dennis, Char, and Jay. Matt was excused.

Minutes of the October 3, 2022 meeting were reviewed. Motion to approve made by Dennis, seconded by LeAnn, approved.

Old Business:

1. Timothy Polaski-Urban Engineers. Mr. Polaski presented on behalf of North East Campus LLC the final plan to sub-divide tax parcel 37-005-052.0-001.00. As requested, they have acquired an easement for access to the apartments. The necessary paperwork was presented, and the plans were revised to show the easement through the east parking lot. This has been approved by the County. Char motioned for approval; Dennis seconded. **Approved. Final R-2**
2. North East Township: Tax parcel 37-015-018.0-093.00. On behalf of the Township, Jay presented the final plan to sub-divide the 1.04-acre parcel, creating a 0.508-acre parcel. The remaining 0.6-acre parcel to become an integral part of tax parcel 37-015-018.0-092.00. Plans have been reviewed by County Planning and County Health departments. No changes were made since last month. Vern motioned for approval; Char seconded. **Approved. Final R-1**

New Business:

1. Patricia & John Wilcox: Tax parcel 37-029-116.0-039.01. Ms. Wilcox presented to the Board preliminary plans to sub-divide 0.69 acres from this parcel. The residual 7.71-acre parcel will become integral to tax parcels 37-029-116.0-039.00 and 37-029-116.0-039.03 (Oxbow Rd. and 426) forming a single 27.71 parcel separate from the 0.69-acre lot. Mr. & Mrs. Wilcox are giving all but the parcel their home sits on to their daughter and son-in-law. The two existing lot lines will be eliminated as those lots will be combined into one. The well and septic for the home is on the home's parcel. Char motioned for approval; Dennis seconded. **Approved. Preliminary R-1**
2. David Thornton: Tax parcel 37-002-058.0-015.01. Mr. Thornton asked to remove this from the agenda as Merle Swift has changed his plans. **Preliminary R-1**

Variance: None

Discussion: Mrs. Kirschner and her son asked questions about the status of the solar energy ordinance. She is the party leasing the property to Clean Energy for the solar farm on Crawford Road. She is anxious to get the lease executed and get the project started. Vern explained the process that we are going through to develop an ordinance, while waiting on the State to approve the bills that are being considered by the legislature. Vern felt that it would take 3 months to complete the draft ordinance. Then the PC presents it to the Supervisors,

and they will have to hold a public hearing, before approving it. The process could take 4-6 months.

Attendees asked about the status of Granite Ridge. Vern explained that the PC does not have to do anything regarding zoning changes at this time, as the proposed housing is permitted in the current zoning R2. Nothing has come to the PC yet, other than the subdividing out the existing apartments, as approved earlier in this meeting. We will continue to work with Granite Ridge to see what their proposal entails.

Planning Board members Charlene Kerr and Dennis Kershner discussed that, as a result of the current comprehensive planning process, which is almost complete (Public hearing Tuesday, November 15 at 6:00 PM at Township building), numerous changes and updates have been suggested to our Zoning Ordinance and SALDO, in order to successfully implement the recommendations from the plan. Some of the issues that have resulted from the planning process include:

- Short-term rentals (likely a separate ordinance)
- Seasonal worker housing
- Mixed Use District (Possibly for Granite Ridge and others)
- Renewable energy/solar (possibly a separate ordinance)
- Garden homes, townhomes and how the ownership of the property affects rentals on the same
- Removal of Cottage district references
- Traffic impact studies
- Design guidelines
- CBD district (Borough issue)
- Conservation Subdivisions
- Land development plans/development agreements
- Warehousing and trucking should be industrial not commercial
- Mother-in-law suites
- Homestead parceling off farmland

The County Planning Department has presented two proposals—one for the Zoning Update and one for the SALDO update. They will assist, at no cost to the township, as they have for the comprehensive planning process. They would like to work directly with the PC, likely at 6:00 before our meetings. The process would take less time than the planning process. They would start with a template that they have used with other municipalities, transfer all our info into the template, then make the desired changes that we agree to. There being consensus among the members to proceed with the proposals, Char motioned for approval, Dennis seconded, Approved. The proposals will now go to the Supervisors for their approval, so that the process could start by beginning of year.

Walk-ins/Other Items: Discussed above.

Adjournment: Char motioned to adjourn.

Charlene M Kerr