

**Planning Commission
Minutes
December 7, 2015
7:30 PM**

Present:

Brett MacKay
Patricia Younce
Joseph Vavra
John Vickers
Matt Chartrand
Rich Marino
Nancy Becker
Supervisor Laura Smith

Absent:

Josephine Charnock
Edward Buonocore

Staff:

Carolyn McKelvie, Asst. Zoning & Planning Officer
Tom Zarko, Township Engineer

Opening Comments

Approval of the October 2015 Minutes

Mr. Vavra made a motion to approve the October minutes with corrections.
Mr. Chartrand seconded that motion.

New Business

Flood Plain Management Ordinance Amendment

Mr. Zarko presented the Montgomery County Planning Commission Template and went through the ordinance and the significant changes. Mr. Zarko went over Ms. Stover's memo as well.

Mr. Zarko explained the change in the new FEMA map and the review process to the Planning Commission members. He went over the deadline of accomplishing this by March 2, 2016.

Each of the significant changes were noted and discussed during the review process of the ordinance and proposed amendments to the ordinance. The definitions were discussed that were changed and updated to be consistent with the ordinance.

Uses by right and prohibited uses were discussed and reviewed.

Modification of some of the issues regarding recreational vehicles and competitive loss were reviewed.

Ms. Younce asked about frequent flooding areas and if those areas/structures would need to be built on stilts just like she has seen in areas of New Hope.

Mr. Zarko explained that if they were damaged within the 10 year period they would have to rebuild to prevent a flood.

Variance requirements were reviewed and a summary of the changes as a result of the updated FEMA changes were discussed.

Mr. Zarko recommended that the Planning Commission members approve the process so that it can be completed on time.

Ms. Becker asked a question regarding maps and elevation of the flood plains. Mr. Zarko replied that yes, they will go over maps and use topography and it will be somewhat revised or an engineer can look at the property and the flood plain changes, if any, can be discussed. He explained there is a floodplain website and maps that will be at the township building.

Mr. Chartrand asked about chemical applications and standards for places such as a golf course.

Mr. Zarko explained that golf courses are regulated themselves for the chemicals.

Ms. Younce made a motion that the Planning Commission members recommend to the Board of Supervisors approval of the draft ordinance for floodplain management. Ms. Becker seconded this motion.

All were in favor. No one abstained.

Amendment to the Zoning Ordinance to remove the Floodplain Regulations

Mr. Zarko added that as part of the overall update to the Floodplain Ordinance they will remove conflicting and/or repetitive language and make it more consistent.

Mr. Chartrand asked if certain things will still require a variance and Mr. Zarko replied yes.

Ms. Younce made a motion that the Planning Commission Members recommend that the Board of Supervisors adopt the draft ordinance which removes repetitive sections and replaces it with language from the draft floodplain ordinance. Ms. Becker seconded this motion.

All were in favor. No one abstained.

Old Business

RV Ordinance

Mr. Vavra inquired about the RV ordinance and Supervisor Smith informed the Planning Commission Members that the people at the Board of Supervisors meeting were so upset that they couldn't keep their RV's and did not want to consider storing them.

Mr. Zarko stated that the Board of Supervisors listened to all of the comments and it was a very long session. They decided to table the issue for another meeting. Staff took notes from each side and the next time this will be on the agenda will be early in 2016.

Supervisor Smith added that the people that came out to defend keeping their RV's were very passionate about them. Mr. Zarko added that he had not seen anything like it.

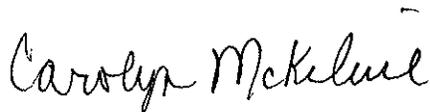
Ms. Younce inquired about Wegman's retirement home and Mr. Zarko informed the members that the application was withdrawn and they may submit a new one for a new location.

There was a discussion regarding the Holiday Inn, the gas station in front of it and the hotel.

Mr. MacKay informed the members that Ms. Charnock will be leaving the Planning Commission Members as of the first of the year, 2016.

Meeting was adjourned 8:00pm. Ms. Becker made a motion and Ms. Younce 2nd.

Respectfully submitted,



Carolyn McKelvie
Asst. Zoning & Planning Officer

CM/dh