

Attendees:

Barbara McMonagle (PC Chair)
Dan Harrell (PC vice chair)
Ray Moyer (PC)
Curt Klingerman (PC)
Jamie Magaziner (MCPC)

7:32 Meeting called to order

Meeting minutes December 29, 2019, were read by Ray Moyer and accepted as corrected.

New Business:

- 1) Planning Commission reorganization was voted on and accepted as follows:
 - a) Chair: Barbara McMonagle
 - b) Vice Chair: Daniel Harrell
 - c) Secretary: Ray Moyer

- 2) Donnelly Casto & Bret Carberry II 3456 Zepp Road:
 - a) Revised plan dated December 23, 2019 was distributed addressing the review letter corrections requested by township engineer and MCPC letters.
 - b) PC performed review of corrected plans for conformance with SALDO requirements and review letters.
 - c) PC approved the Preliminary / Final Simple Conveyance Plan dated December 23, 2019 with a recommendation for approval by the BOS in their next meeting.

- 3) Michael and Diane Landes 75 S. Schultz Road:
 - a) Plan for Final Minor Subdivision Revision #8 dated January 28, 2020 was received and reviewed for conformance with MCPC review letter dated September 13, 2019, Township Engineer review letter dated September 3, 2019, and DEP approval letter dated December 24, 2019.
 - b) PC performed review of plans for conformance with SALDO requirements.
 - c) PC approved the Final Minor Subdivision Plan dated January 28, 2020 with a recommendation for approval by the BOS in their next meeting.

- 4) Zoning Hearing Board Application 2020-001 Variance request McCormick & Lozada:
 - a) Planning Commission recommendation to the BOS is as follows:
 - I) Original conditions of Special Exception granted on November 6, 2019 were accepted and agreed upon by the applicant
 - II) Current request contradicts the intent of zoning ordinance Section 806 of Article 8 General Provisions allowing only one dwelling unit per lot.
 - III) Applicant has created their own hardship and should not be entitled to relief.

- 5) Zoning Hearing Board Application 2020-002 Special Exception/Variance Judge Electrical:
 - a) Planning Commission recommendation to the BOS is as follows:
 - I) The current property use is nonconforming pre-existing condition that is consistent with the special exception request use and therefore should be acceptable to the township.
 - II) Outside storage is a prohibited use and therefore a variance is required.
 - III) The Property is also nonconforming as the existing impervious surface area is 65% and current zoning allows only 30%.
 - IV) A condition of outside storage (if approved) should be that no additional impervious area be permitted. Storage on grass area should be addressed with pervious paving or other acceptable means and the storage area should contain a fence enclosure and visual block.

- 6) New Zoning Ordinance 181 (revision to Ordinance 180):
 - a) PC discussed the following recommendations to discuss with the BOS:
 - i) Fence setback 50’ from property line or 100’ from any current structure in the adjacent property building envelope.
 - ii) Preserved farms in the RR District be exempt from fence setback.

- 7) Accessory Dwelling Units – In law Suites/Elder Cottage Discussion:
 - a) A matrix draft was provided and reviewed for each member to complete for further discussion.

- 8) Salford Township Zoning General Update:
 - a) An inquiry for a 35 acre Solar farm was made for Zoning review

Meeting was adjourned at 11:55.

Next meeting schedule:

PC Meeting	February 26, 2020
Joint BOS/PC Meeting	February 5, 2020