

is expected to begin in April of this year and take several years until the new Code is adopted. A. Hodge stated that there are several sections of the Code that were identified in the scope of work that was approved that need more immediate attention due to specific errors or areas of interest.

A. Hodge stated that the following items are up for consideration and are of more immediate attention:

A. Hodge asked for clarification on what the Planning Commission is to do for this agenda item. C. Ricardo stated that this will take several years to be approved and these are suggested things that could be done in the more immediate term. R. Griffith was concerned about making sure that the residents know what is being changed. C. Ricardo stated that once the scope of specific ordinances is addressed, residents can view the draft text as it is being prepared. C. Ricardo stated that the first part of the process is for the Board and Planning Commission to set the scope.

R. Griffith asked what R. Ott thinks. R. Ott stated that the process will take at least two (2) years to complete and there are small things that can be corrected and amended before the project begins.

R. Ott stated that he thinks it will be important for the Planning Commission to give their input on these sections.

- Zoning Districts are not grouped together in the Code and should be reformatted, so they are all located in one section – no changes to the districts or language are proposed. C. Ricardo stated that all the districts are not together in the ordinance and can cause errors to occur, because zoning districts could be missed. C. Ricardo stated that they should be read consecutively so they are not all broken up by other sections of the Code.
- Chapter 8 – Flood Hazard District adopted in 2017 as mandated by FEMA should be the only controlling regulations for the Flood Hazard District and should be moved in its entirety to the Zoning Ordinance. There are conflicting provisions in both the Building Code (Chapter 5) and Zoning Ordinance (Chapter 27) that need to be amended to be compliant with Chapter 8.
- Chapter 27 – Referenced in all residential Zoning Districts – Zoning Ordinance, Part 9 – revise Open Space Design Option to provide a minimum tract size for development and reduction of certain credits for open space for environmentally sensitive areas and increase amount of useable open space that is not encumbered.

C. Ricardo stated the most recent example of this is the Quarry Gardens Land Development Application, which is an approximately 1.6 acre tract, utilizing the open space design option. C. Ricardo stated that it is suggested for the Planning Commission to review the minimum tract size for development and open space design option. R. Griffith stated that she has also seen this done by units rather than lot size. R. Roeger asked to look at how it would work if they were looking at building smaller houses on limited acreage.

- Chapter 27-1608 – Residential Conversion – currently only permitted by Special Exception. Replace this section with “Accessory Suites”, this allows for the evolving

ways people are using their homes for living spaces, for themselves, and relatives.

C. Ricardo stated that the way this section of the code is written now, it lends itself to rentals. C. Ricardo stated that the Zoning trend is toward “accessory dwellings” to age in place with several generations of family, but residential conversion as it is currently allowed is providing more short-term rentals or mini hotels. A. Hodge asked how the Township would ensure that only family is living in these homes. C. Ricardo stated that the township records it now by people reporting it and these things tend to stick out and are easily pointed out. R. Griffith asked if C. Ricardo would explain what a mini hotel would look like. C. Ricardo stated that they have an appearance of it not being utilized as a single-family dwelling, such as transient homes, people who rent their homes as an Air BNB. R. Griffith stated that she feels like renting is not a bad thing. R. Roeger asked if it would affect home values. R. Roeger stated that one of the biggest concerns is it affecting home values. R. Ott stated that accessory dwellings are extremely popular right now, there is even communities outlawing single-family attached housing in other states. B. Hoffman stated that he thinks Rocky means that if the renters do not keep the property maintained, it would lower the value of the other homes in the community. C. Ricardo stated that they could put something together for them to consider and then see if they would like to move forward.

- Chapter 27-1605 – Minor and Major Home Occupation – review this section and discuss refining home occupation to be more limited in scope in direct commercial development to commercially zoned areas of the Township.

C. Ricardo stated that the Township regulates home business in two ways, between minor and major. C. Ricardo stated that minor would be more considered a no-impact business and major would be much more commercial in nature allowing sales from the home, signage, and things of the like. C. Ricardo stated that there are provisions now for some in home occupations that are permitted to have signage, employees, vehicles, etc. R. Griffith stated that she feels like making people have store fronts is going the wrong way since most jobs are work from home now. C. Ricardo stated that working from home jobs, such as accountants, etc. are allowed under the minor home occupation provisions. C. Ricardo stated that one of the major things to consider is, where is the business taking place, such as landscaping businesses; they use their home address for their business address, but they do not actually do the work at their home. R. Roeger stated that he feels it has to do with if customers are coming to the home as well or if it is just employees going to the residence and leaving for the day. C. Ricardo stated that the idea is just to have a discussion on it and just get some ideas on how it needs to be updated, not to totally get rid of what the ordinance currently says. R. Roeger asked if there are any hour of operation restrictions. C. Ricardo stated that there are no restrictions presently.

- Chapter 27 – All Zoning Districts impacted. Remove reference to 30,000 square foot contiguous lot area for future septic use and replace with language that requires replacement septic systems. This change is due to septic failures in the Township with no usable replacement septic area. A. Hodge asked for clarification on this item. C. Ricardo stated that right now the ordinance states you don’t have to provide a viable

replacement septic area for new construction homes. C. Ricardo stated that this would replace the 30,000-set contiguous lot area and replace it with an actual requirement to demonstrate via septic testing that there can be a replacement septic system in the event of failure of the primary system. C. Ricardo stated that DEP is very supportive of this practice.

Public Comment:

- Steve Hacker of Brown Drive: S. Hacker stated that some people think that they always have the option to do a sand mound for a septic system and that isn't always the case. S. Hacker stated that a holding tank makes the value of a home decrease.
- Craig Damon of Bridge Street : C. Damon stated that it would be hard to enforce and differentiate between a business and an addition to a home. C. Damon stated that someone could add onto their home and just say they are adding to their home but are really adding for their business. C. Damon asked where the desire for the change to prohibit single-family dwellings is being pushed. A. Hodge stated that California is seeing a big push to eliminate single-family housing because they are experiencing a shortage of housing. C. Damon stated that there are a lot of people who do accounting work and IT work out of their homes, and he can't see those types of businesses being in a store front.
- Joe Guidotti of Mourar Drive: J. Guidotti stated that it sounds like the Planning Commission is receiving thoughts and recommendations, he is wondering where the suggestions and recommendations are coming from for these ordinances. A. Hodge stated that they are taking recommendations from all the different bodies, state, local, other Townships, and Township Staff. A. Hodge stated that these items are based off issues that have occurred and things are constantly changing, and we need to keep them updated. B. Hoffman stated that the Township is lucky to have its professionals and staff to have their knowledge and expertise on these ordinances to ensure everything is kept up to date.

5. Miscellaneous Discussion

A. Hodge asked C. Ricardo if there is any update on the Independence Park Grant. C. Ricardo stated that the Township just received formal award of the grant from DCNR and we will be utilizing that as matching funds for the grant that was received from Chester County. C. Ricardo stated that the grant from DCNR is \$300,000. C. Ricardo stated that this was the third time the Township applied for this grant, many thanks to Ray Ott for helping get this grant.

Motion to adjourn the meeting at 8:32 PM.

Moved: B. Hoffman

Second: A. Hodge

Vote: Unanimous

Respectfully submitted,

Racheal Griffith, Secretary