

SOLEBURY TOWNSHIP PLANNING COMMISSION

January 15, 2018

Minutes

Attendance: Dan Fest, Chris Caputo, Peter Brussock, TJ Francisco, Jordan Yeager (Township Solicitor), Joanna Waldron (Township Solicitor) Helen Tai (Supervisor Liaison) and Jean Weiss (Planning Commission Administrator).

Absent: Keith Deussing, Dan Moser

I. Call to Order

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Election of Chair and Vice Chair

Upon a Motion made by Peter Brussock, seconded by TJ Francisco, the Solebury Township Planning Commission appointed Chris Caputo as Chair.

Upon a Motion made by Peter Brussock, seconded by Chris Caputo, the Solebury Township Planning Commission appointed Dan Fest as Vice Chair.

III. Approval of Minutes – November 13, 2017

Upon a motion made by Dan Fest, seconded by Chris Caputo, the Solebury Township Planning Commission approved the November 13, 2017 meeting minutes.

IV. Proposed Ordinance with Phase II Omnibus Amendments to Chapter 27, the Zoning Ordinance

The proposed is amending the Solebury Township Zoning Ordinance to provide for Pet Cemetery, Dog Day Care, Veterinary Office, Individual Backyard Composting Facilities and Detention Facilities, to add Special Provisions, to correct certain missing zoning districts, the table of uses and summary and bulk regulation tables, and to update the Subdivision and Land Development Ordinance Traffic Signalization Requirements

Jordan Yeager proceeded to explain the justification for the Phase II Omnibus amendments.

Chris Caputo asked if the Planning Commission is being asked to vote on this proposed ordinance.

Jordan Yeager stated that the Planning Commission can make recommendations or not or just in part.

Chris Caputo stated that there has been some interest from residents in a dog park, and asked if that would fall under a dog daycare.

Jordan Yeager stated that a dog park would not fall under dog daycare, that the dog daycare would only allow (6) or fewer dogs at a time.

Dan Fest asked what the intent of the backyard composting is.

Jordan Yeager stated that it is for individual use not for standalone “commercial use”.

TJ Francisco questioned why a Detention Center would not be permitted in the LI District, and asked if there was ordinance against it.

Jordan Yeager stated that a district was picked that would provide for it, that is a district was not provided for could leave the Township open for a court challenge.

Dan Fest questioned whether there was anything in the ordinance that the Planning Commission should be focusing on.

Jordan Yeager stated that the focus should be on the designated uses.

Jordan Yeager proceeded to go through each designated use covered in the Omnibus Amendment.

Detention Facility – the recommendation from the Planning Commission would be the LI District.

Kennels – the recommendation from the Planning Commission would be the TNC & LI Districts.

Dan Fest questioned whether there was a minimum lot size and cap on how many dogs in the residential agricultural area.

Jordan Yeager stated that there are already standards in the ordinance for kennels.

Peter Brussock asked if there were restrictions on times that the dogs can be outside for noise purposes.

Chris Caputo commented that there is a minimal amount of homes in the TNC & LI Districts that it should not be a problem.

Dog Daycare – the recommendation from the Planning Commission would be RA, RB, TNC & LI Districts.

Jordan Yeager stated that it can be added in the ordinance that any overnight dogs have to be kept inside during certain hours to comply with the township noise ordinance.

Peter Brussock questioned why there are no cemetery burial plots allowed in the 100 year floodplain, there is a concern with family member's ashes being buried on a property.

Composting – the recommendation from the Planning Commission would be all Districts, adding the recommendation of a 1,000 sq. ft. area.

Chris Caputo questioned the change allowing ¼ acre area for composting from 1 acre, that a ¼ acre is still a very large area.

TJ Francisco asked about the allowance for landscapers.

Jordan Yeager stated that this is an allowance for individual composting not commercial.

Peter Brussock asked why the 500 ft. for Wireless Telecommunications Facilities from any wetlands or wildlife habitat.

Joanna Waldron stated that it was a recommendation from staff that she was not sure where it had originated.

Upon a Motion made by Chris Caputo, seconded by Peter Brussock the Solebury Township Planning Commission recommended the Board of Supervisors adopt the proposed ordinance with recommended changes.

V. Adjournment

Upon a Motion by Dan Fest, seconded by Peter Brussock, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township