

Chairperson Colleen Ahern convened the Zoning Commission meeting at 6:40 p.m. Present were Ernest Stein, Bill Frye, Paul Wilkerson and Colleen Ahern. Mark Wasick and Patrick Craig were absent. Lori Salser, Zoning Inspector, was present.

The minutes of June 6th were approved as read.

ART. III, SEC. 302 CC. PRIVATE GARAGE – ATTACHED OR UNATTACHED:

Ahern stated that the Board of Zoning Appeals wanted clarification on the definition for single-story, which would need to be added to the Zoning Resolution; is attic space included (one- or two-story).

Salser stated that the Township has Federal obligations for our two NPDES permits. The Township is developing rapidly. Salser stated that as an example of a 1,500 square foot building on a lot size of one and one-half acres would exceed the minimum square footage for a home. The Health Department looks at replacement of septic systems for each application for new construction.

Salser stated that the size of a building should be larger only on parcels five acres or greater.

Salser stated that under the parking regulations (before we release a Business Use Certificate) we must go over and make sure that your dumpster is where it is suppose to be and your lights shine in the appropriate direction and the parking lot is hard surfaced. The new West Side Leader building on Sawmill is 99.9% riparian and floodplain. They went before the Board of Zoning Appeals and requested not to hard-surface this lot. This was a perfect use for this location.

Dan Keller put together a review of the variances that were approved by the Board of Zoning Appeals on detached garages and accessory buildings. The report will be reviewed again and minutes of the approvals will be attached. Salser suggested that the Zoning Commission and the Board and Zoning Appeals have a special meeting to discuss this entire issue of garage and accessory building sizes.

Salser stated that the problem we are going to face if we just deal with detached garages, what are we going to do about accessory building size.

Salser stated that with the NPDES permits, unless we have a very good reason then why are we doing this other than the Board of Zoning Appeals was struggling with variances with much larger lot sizes. There is no disrespect to the Board of Zoning Appeals but they should be picking each application a part on a case by case basis. Salser stated that she testifies on behalf of the Zoning Resolution.

Frye stated that in good conscience he has not found one shred of evidence as to why the buildings should be made larger.

The Zoning Commission discussed the size in detail and thought about leaving it at 900 square feet on lots containing less than five acres and going larger on lots containing more than five acres (2,500 square feet).

The Zoning Commission, after a great deal of discussion, felt pressured by the Board of Zoning Appeals to make the building size larger.

Stein moved to table the discussion on changing the size of detached garages, Frye, second. Ahern called for the vote. Scott, aye, Wilkerson, aye, Stein, aye, Frye, aye. The motion carried.

Stein moved that no more regular meetings be held this year other than a possible joint meeting with the Board of Zoning Appeals, Wilkerson, second. Ahern called for the vote. Scott, aye, Wilkerson, aye, Stein, aye, Frye, aye. The motion carried.

With no further business to come before the Zoning Commission, the meeting was adjourned at 7:15 p.m.

Colleen Ahern, Chairperson

Sue Schultz, Secretary