

The Board's Minutes of the East Donegal Township Board of Supervisors
Special Meeting
Held on October 24, 2017

A special meeting of the Board of Supervisors of East Donegal Township was held on Tuesday, October 24, at 7:30 PM in the East Donegal Township Municipal Building, 190 Rock Point Road, Marietta, PA 17547.

The meeting was called to order by Supervisor Dennis J. Drager.

Roll call of Supervisors: Present were Dennis J. Drager, Chairman, Allen D. Esbenshade, Vice Chairman and Jeffrey Butler, Township Manager. Also attending was Craig Underwood, Township Zoning Officer/Building Code Official. John E. Murphy, Jr., Supervisor was absent.

Mr. Drager stated that the special meeting was being held to conduct a public hearing on the proposed ordinance to amend the Township Code of Ordinances. The proposed ordinance addresses Chapter 27, Zoning, of the Code. Mr. Drager introduced Craig Underwood, Township Zoning Officer/Code Official, to explain the proposed amendment.

Mr. Underwood stated that the proposed ordinance would incorporate the Township Mobile Homes and Mobile Home Parks regulations into the Zoning Chapter of the Code of Ordinances. The regulations are currently contained in Chapter 14 of the Code. There are no proposed changes to the regulations and standards that govern these uses.

Mr. Underwood briefly highlighted some of the definitions additions or changes proposed.

To address uses not specified within the ordinance, Mr. Underwood explained that a new section has been proposed that would allow for consideration of such uses by the Township Zoning Hearing Board, through a special exception process. The current language addressing non-conforming uses is also proposed to be changed to address customarily accessory uses and structures that may accompany non-conforming uses.

Mr. Underwood briefly explained the proposed amendments within the various zoning district regulations. Most of these changes involve clarifying references to other sections of the code.

Mr. Underwood highlighted the most significant changes proposed within the Zoning District Regulations. The amendment allows for a change in development design standards for residential development within the R-1 Low Density Residential District. The design standards are meant to provide an incentive for developers use innovative stormwater management practices through the use of reduced lots sizes, modified setbacks and modified street standards.

The other change within the Zoning District Regulations clarifies the commercial districts that permit retail stores in excess of 20,000 square feet and shopping centers and makes such a use a use by condition.

General Regulations are proposed to be modified to address the keeping of fowl in residential areas. Mr. Underwood stated that the keeping of fowl in residential zoning areas would be permitted under new standards and guidelines.

A new section of the ordinance is proposed to address alternative energy systems. These systems include solar, wind, wood-fired boilers, geothermal and anaerobic digesters. Mr. Underwood briefly reviewed the standards provided for each type of alternative energy system.

Sign regulations are to be modified to address changeable message signs in more detail through additional standards governing operation.

Mr. Underwood stated that the proposed amendment combines the criteria for consideration of special exception uses and uses allowed by condition into one section of the ordinance. This Specific Use Criteria is supplemented with the regulations for mobile homes and mobile home parks, that are moved into the zoning regulations, and the new regulations for alternative energy systems.

Administrative Procedures are proposed to be modified to establish a timeframe for applicants to pick-up permits issued for authorized projects. Permits will be deemed abandoned if not picked-up within thirty (30) days of notification.

Mr. Underwood indicated that the Township Planning Commission has spent a number of meetings discussing the proposed amendment. Although the Planning Commission has not made a formal motion regarding a recommendation to the Board of Supervisors, that recommendation will be made prior to the Supervisors considering action on the proposed ordinance.

Mr. Butler stated that the proposed ordinance will not be placed on the agenda of the Board of Supervisors November meeting, but will be placed on the agenda for consideration at the December 7, 2017 meeting of the Board of Supervisors.

Adjournment

A motion was made by Mr. Esbenshade and seconded by Mr. Drager to adjourn at 9:05 PM.

Respectfully Submitted,
Jeffrey L. Butler, Township Secretary