

**EAST PIKELAND PLANNING COMMISSION
NOVEMBER 14, 2016 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 p.m. Members in attendance include John Schott, Ed Cooley, Rusty Strauss, Ron Hoinowski, Helena Van Vliet and Leo Kearcher. The zoning officer, township engineer and township planner were also present.

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE OCTOBER 10, 2016 MINUTES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Altair EcoVillage Zoning Discussion

The matter was moved for discussion during the work shop.

NEW BUSINESS

ZHB Appeal 2016-04: Peter Warner (The Split Rail Fence Store) at 740 Schuylkill Road

The applicant is seeking a variance to occupy the existing structure and conduct a wholesale fence distribution company at 740 Schuylkill Road. The property is located in the R-2 residential zoning district. A variance is also being requested from outside storage provisions for display and storage of fence materials. The primary operation is distribution to contractors; they will however accommodate anyone from the public that may stop in.

The vacant and blighted property, located across from Colonial Gardens, is a former gas station and convenience store that has been abandoned for almost 20 years. Research by the zoning officer revealed that the property was zoned residential when it was a gas station and store. The planning commission was concerned about the surrounding residential properties, buffering, traffic and outside storage/display. They were not in favor of the commercial use because it's inconsistent with the zoning of the property.

MOTION MADE BY JOHN SCHOTT RECOMMENDING THE REQUESTED RELIEF BE ***DENIED***. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

SITES presentation of sustainable development by Margot Taylor

In an effort to better understand sustainable development, Margot Taylor was invited to give a presentation. The information was very informative and will be incorporated into the planning review process.

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TIME CLOCK EXTENSIONS

Update on Condign Preliminary Land Development Time Clock Extension

The Board of Supervisors approved a 90-day extension to expire March 1, 2017, with no further extensions to be granted.

PUBLIC COMMENT

None

ADJOURNMENT

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING. MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR; MEETING ADJOURNED AT 7:55 PM.

****A WORKSHOP FOR THE KR ZONING ORDINANCE FOLLOWED; TO INCLUDE DISCUSSION OF THE ALTAIR ECOVILLAGE ORDINANCE SUGGESTIONS.***