

January 6, 2014  
5:30 PM

The meeting of the Monroe Township Board of Supervisors was called to order by 2013 Chairman Castle. The pledge of allegiance was said. The purpose of the meeting was to hold a workshop on the proposed amendments to the Zoning Ordinance.

ATTENDANCE

A.W. Castle,  
Phil Kehoe,  
Samuel Simmons, Supervisor

Michael Pykosh, Solicitor  
Greg Rogalski, Zoning Officer  
Marjorie Metzger, Admin. Asst.

Mr. Rogalski reviewed the last revision dated November 7, 2013. The Solicitor has provided some feedback that will be considered. Once all changes and suggestions have been considered, the final draft will be provided to the Planning Commission and the County Planning Commission for their review and a hearing must be set for the Supervisors for final adoption.

Mr. Rogalski reviewed the section on minimum impact home based business. He also reviewed the section where the zones have been expanded to allow certain types of day care. It is a separate use category under the intermediate tier in the agriculture zone and some places it is allowed by right. In the conservation zone it is allowed by a conditional use. It is based on the state definitions of the tiers.

Information has been included on outdoor wood fire boilers. EPA now regulates these closer and DEP has adopted the same EPA regulations. Phase 2 modules are much easier on the environment.

Chickens and other small fowl are allowed on smaller lots. It is limited by a number, but allowed on a ½ acre lot in the agriculture zone.

Echo housing, or in-laws quarters was mentioned. If it is inside the existing dwelling, the process is much less severe than to build a separate structure on the property.

The section on recreation boats and trailers was modified.

The Solar energy and Wind Energy information was included. This was worked on by the Planning Commission about two years ago. The county model ordinance was used as a starting point.

Mr. Simmons questioned how Section 201.2.a is going to be enforced, and Mr. Rogalski said it will be hard to tell. Mr. Simmons questioned the 750 square feet floor area, which Mr.

Rogalski said that is what it is now.

Mr. Simmons questioned if there are any limitations on having a farm market at the school, or township building, or a church? Mr. Rogalski said it would fall under the farm market category, which says the items must be grown on the property so that would limit that use.

Mr. Simmons said it will be difficult to enforce Section 201.4.f.2 concerning cleaning of coops. And what do you do with a dead chicken?

Mr. Kehoe asked about the parking of a large tow truck in the village or along the side of the road. Mr. Rogalski said that has been addressed in Section 302.1.

There was discussion on the sign requirements section. Mr. Rogalski recapped the discussion with the following: 1) on-site signs are okay with the sliding scale; 2) Two off-site signs are permitted per facility, no more than two per intersection, with proof of property owner permission; 3) professional look of signs is important; 4) agriculture security signs are permitted; 5) off-site directional real estate signs are permitted as temporary events; and 6) field signs are permitted.

Mr. Rogalski will make some revisions and prepare a final draft to be considered at the February meeting. Then a hearing will be scheduled. He will also talk with Kirk Stoner of the county to get an unofficial review prior to February.

#### AUDIENCE PARTICIPATION

Keith Plasterer and Ned Davis of the West Shore Evangelical Free Church were present. They appreciate the Board's hard work. They currently have some on-site signs and are considering the placement of a large electronic sign in the future and would like to make sure it will be a permissible sign with the proposed zoning ordinance amendments. They provided a sketch of a similar sign. There are many activities at the church campus. A lot of people from the community use the walking trail. The sign would be used to communicate all of the information and events to the community. Mr. Rogalski will keep this type of sign and size of the sign in mind when looking at the revisions to the ordinance.

Mr. Simmons asked about height restrictions of windmills. Mr. Rogalski said the market drives everything and Monroe Township is not in an area that is conducive for windmills. They must be set back 150% of their height.

Mr. Simmons asked if fences are required around solar panels, and the response was yes.

Mr. Simmons asked about the soil limitations with solar panels. Mr. Rogalski said it has something to do with the agriculture preservation.

ADJOURN

The Zoning Ordinance workshop was adjourned at 6:45 PM.

Respectfully submitted,

Marjorie E. Metzger  
Admin. Asst./ Secretary-Treasurer