

September 12, 2013
6:00 PM

The Monroe Township Board of Supervisors and Planning Commission joint workshop to discuss the Zoning Ordinance update was called to order by Chairman A.W. Castle, III.

ATTENDANCE

A.W. Castle, III, Supervisor
Phil Kehoe, Supervisor
Samuel Simmons, Supervisor
Mark Bruening, Engineer
Mike Pykosh, Solicitor

Steve Paulus, Planning Commission
Sheldon Brymesser, Planning Commission
Jose Napen, Planning Commission
Greg Rogalski, Zoning Officer
Marjorie Metzger, Administrative Assistant

DISCUSSION

Home Based Business was discussed. There have been many requests for this use. The ideas of allowing a Tier 2 “Minimal Impact Home Based Business” was talked about. Allowing home based child care for 4-6 children under one provider in certain zones was suggested. It may be considered a conditional use in the conservation and village zones with a small lot. The idea of allowing 1-2 employees for home based business was also suggested. There would be limits. Mr. Bruening mentioned there should be consideration to the businesses that use more sewer, such as a hair salon. The use will affect the number of EDU’s required because of the impact of sewage flow rates.

Elderly Care (ECHO) Housing was discussed. It is currently allowed as a conditional use in all zones. It is suggested to allow as a permitted use in the agriculture zone under certain situations.

Non-Commercial Keeping of Livestock was discussed. The county has a model ordinance to be considered. The animals must be fenced or kept on their properties. Limits on chickens and roosters were discussed.

Off-Site Directional Signage was discussed. There are a lot of non-conforming signs throughout the township that were placed prior to the ordinance, some without permits. There has been a problem with enforcement with real estate signs. Why is there a 10’ setback requirement? The Board agreed that signage related to family businesses should be encouraged within reason. The ordinance should be tweaked to be more user friendly. Mr. Pykosh will provide the Hampden Township ordinance for directional signs as a reference. Directional signs could be limited to certain road types. The idea of using the township road crew to pick up signs instead of the Zoning Officer was suggested. Mr. Rogalski said an off-site sign without an arrow would be considered a billboard, which is not permitted. The members agreed that directions are needed to a home business within reason. The ordinance should not be so restrictive, but don’t completely open it up. Permission should also be secured from the property owner prior to a sign being erected.

Mr. Rogalski said he would provide some language for the proposed amendments to the Zoning Ordinance for the Planning Commission to review at their October meeting. Then a hearing will be set for the official review process.

ADJOURN

The workshop was adjourned at 6:50 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant