

April 10, 2014
6:00 PM

The Zoning Ordinance proposed amendments hearing of the Monroe Township Board of Supervisors was called to order by Chairman Kehoe.

ATTENDANCE

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

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

PROCEDURE

Mr. Pykosh explained the hearing is being held to consider the proposed amendments to the zoning ordinance, which are outlined in Ordinance 2014-03. The Zoning Ordinance has been enacted and amended several times over the years.

BOARD'S EXHIBITS:

Township Exhibit #1 Certificate of service of the public notice of the hearing and the proposed ordinance to be advertised in the Sentinel on March 24 & 31. Copy of proof of publication. Entire copy of the ordinance was provided on March 21 to the Sentinel. Copy of the ordinance to the Cumberland County Court administrator on March 21. Copy of the ordinance was provided to the township office to be available for public inspection. The ordinance and notice were published on the township website and the notice of the hearing was posted at the township building.

Township Exhibit #2 Planning Commission approved minutes of March 5, 2014. Page 3 listed some matter as related to their recommendation to the zoning amendments.

Township Exhibit #3 Cumberland County Planning Commission review report.

Correspondence Exhibit #1 Thomas Small correspondence received at the township office.

ZONING OFFICER COMMENTS

Mr. Rogalski was sworn in. Mr. Rogalski said Ordinance 2014-3 includes modifications

to the zoning ordinance. The township has been at this for over 18 months through workshops and the Planning Commission level. He reviewed the high level issues as follows:

1. Home Based Business – currently we allow no impact. This allows for minimal impact with restrictions.
2. Further definitions for clarification.
3. Elderly Care – has been allowed in certain zones.
4. Agriculture marketing enterprises.
5. Agriculture tourism.
6. Changes to sign section – off site and directional
7. Added outside boilers.
8. Added wind energy facilities.
9. Added solar energy facilities.
10. At the end of the ordinance, Exhibit A refers to permanent and temporary signs.

We received documents from the Cumberland County Planning Commission which have not been addressed in this draft, but are minor. The Township comments were addressed.

AUDIENCE PARTICIPATION

Thomas Small, 215 Maple Lane, was sworn in. The quality of life in Monroe Township is fantastic, which is owed to a lot of things, including past and present Board's. Most of township is being kept a rural setting. There are minimum health issues. He despises signs. He is not in favor of directional signs. He mentioned the signs at the intersection of Route 174 and Lisburn Road last summer, which were ludicrous, juvenile and cartoonish. He questioned how long open house signs are going to be allowed for. There is an end time, but not a start time. Signs should only include the name, how far, and an arrow, nothing else.

Mr. Kehoe thanked Mr. Small for keeping this matter on the front of everyone's attention. There was a bit of tolerance provided with the third grade sign because this was active and on-going at the time. We have talked quite a bit on how to keep the rural character. We must structure the zoning ordinance so it is enforceable. We will get the road department more involved with policing. The sign sizes have changed. We have also restricted the distance a sign

can be placed from a place of business. We did explore the PennDOT sign system (TODS). We have found a middle ground. Mr. Kehoe thanked Mr. Small for taking the time to invest in this and his desire to maintain the quality of life in Monroe Township.

COUNTY COMMENTS

Mr. Rogalski said some of the county comments have merit, but the scenario is that this process could go on forever. County made a comment about moving definitions around, which is not a deal breaker. Other things were talked about with the Planning Commission, such as the solar units in front yards. He suggested holding on to the county suggestions and address them the next time the ordinance is amended.

Mr. Pykosh prefers the definitions to be in the definition section and not in the separate zoning areas. Mr. Kehoe said that provides better organization. Mr. Simmons said the county comments were superficial.

BOARD COMMENTS

Mr. Castle said he is satisfied with the ordinance as proposed.

Mr. Simmons said he is ready to go with the proposed ordinance.

Mr. Kehoe mentioned the outstanding item of including the permitted use of a recreational fire in the Conservation Zone. Mr. Rogalski said the Burning Ordinance has been in place for a long time. An open burn is prohibited if outside a burning container. How do you regulate the people who erect a built in fireplace or a chimney in the Conservation Zone? Mr. Rogalski reviewed the current regulations of the International Fire Code. The exception to all burning rules is a fire for cooking purposes. Mr. Kehoe suggested adding the words of the need for a spark arrester. Mr. Castle said with the scenic creek, there are a lot of fishermen who have open fires. Mr. Rogalski said that is outside the Conservation Zone. Mr. Pykosh said adding the need for a spark arrester would not be a significant change to require going back through the process.

The Board agreed to add the words “contain a spark arrester” to Section 302.10.1.

Mr. Pykosh mentioned he provided the Exhibits to the township secretary to keep on record as part of the proceedings. He mentioned Mr. Small was the only audience in attendance.

On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to close the hearing with respect to the Zoning Ordinance amendments, Ordinance 2014-03, with the intent for action at the public meeting which will follow at 7:00 PM this evening.

ADJOURN

The Zoning Ordinance hearing was concluded at 6:40 PM.

Respectfully submitted,

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