

## **MEETING MINUTES**

### **January 19, 2010**

A Meeting of the New Britain Township Planning Commission was held on January 19, 2010, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, William Jones, Deborah Rendon, Jim Scanzillo, Theresa Rizzo Grimes and Alfred Tocci. Also, in attendance was Jo Ann Lapp, Zoning Officer.

#### **1. Approval of Minutes of January 5, 2010:**

**Motion:** Upon motion by Mr. Jones, seconded by Mrs. Rendon and carried, the January 5, 2010 Minutes were approved as written.

#### **2. Sub-Committee's Report:** None.

**3. SALDO Amendment:** The Commissioners discussed the revised amendments to the SALDO and agreed that the revisions are favorable.

**MOTION:** Upon motion by Mrs. Rendon, seconded by Mr. Tocci and carried the Planning Commission recommends to the Board of Supervisors that the Revised Amendments to the SALDO be approved.

**4. OP Zoning District:** Mrs. Rendon provided a memo on this subject and suggested that the goal of changing the OP Zoning District is to find uses that would increase the tax base but not increase traffic. Instead of revising the OP Zoning District as written she believes the Commissioners should start over to create a district that fits the environmental sensitivity of the adjacent Watershed District and the residential zoning of Plumstead Township, not permitting currently allowed uses such as warehouses and hotels. Mr. Scanzillo agreed that the district should be reviewed stating that when the economy turns around and Rt. 313 is widened there will be interest in that area. Mrs. Rendon thinks the Planning Commission could use the help of a planner to redesign the district. She reiterated that it is important to remember that water and sewer are not permitted in this area and therefore the zoning should reflect that.

Mrs. Rendon reiterated that there are three things to remember when planning for this area; there is no existing public water or sewer, do not increase traffic and keep the area commercial.

Catherine Birkenstock, 49 East Peace Valley Road, asked the Commissioners to keep Act 537 in mind when creating this district. She would be in favor of adding "watershed" to the name of the district. She feels the hotel use is a good fit for the New Britain Corporate Center.

Roberto Rendon, 70 Keller Road, believes the Planning Commission should decide what uses they would like to see in that area before they speak with a planner. He added that a small 15% increase in traffic will cause a great amount of congestion.

**MOTION:** Upon motion by Mrs. Rendon, seconded by Mr. Scanzillo and carried, the Planning Commission is requesting approval by the Board of Supervisors for professional planning assistance to the Planning Commission for purposes of reviewing the OP Zoning District.

**5. Other Business: Adult Entertainment District.**

**MOTION:** Upon motion by Mr. Jones, seconded by Mr. Hood and carried, the Planning Commission requests the Board of Supervisors and the Township Solicitor to look at adult entertainment within the Township Zoning Ordinance to confirm that the Township is adequately covered.

**Solar Panels:** The Planning Commissioners all agreed that solar panels are adequately addressed in the Township Zoning Ordinance. There will be no action taken.

**Geothermal Wells:** Gilmore has written an ordinance for Upper Makefield on geothermal wells and has offered it to New Britain Township for review. Upper Makefield has decided not to adopt the ordinance. The Planning Commissioners would like to know why Upper Makefield decided not to adopt the ordinance before they make any decisions. Staff will contact Gilmore.

**6. Public Comment:** None.

**7. Adjournment:**

**MOTION:** A motion was made by Mrs. Rendon, seconded by Mr. Scanzillo, and unanimously carried, to adjourn the meeting at 8:00 PM.

Respectfully Submitted,

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Greg Hood, Chair

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Jo Ann Lapp, Zoning Officer