

MEETING MINUTES

April 20, 2010

A Meeting of the New Britain Township Planning Commission was held on April 20, 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 were Erik Garton, Gilmore & Associates and Jo Ann Lapp, Zoning Officer.

1. Approval of Minutes of March 16, 2010: Upon motion by Mr. Jones, seconded by Mr. Tocci and carried, the March 16, 2010 Minutes were approved as written.

2. Sub-Committee's Report: None.

3. Pet Resort Draft Ordinance: Ed and Sue Moser and Mike Carr their attorney were present to answer any questions the Planning Commissioners may have. Mr. Garton reviewed his letter to John Rice dated March 12, 2010. Discussion followed.

MOTION: Upon motion from Mrs. Grimes, seconded by Mr. Scanzillo and carried, the Planning Commissioners recommend the following amendments to the Pet Resort Draft Ordinance:

1. Item #11. The words "or uses" should be removed to limit the principal uses to two (2).
2. Item #6. Require buffering along all property lines as per the March 12, 2010 Gilmore & Associates, Inc. review letter.
3. New Item requiring the outdoor play area to be contained within the building envelope and not permit it in the setback and buffer areas, again as per the March 12, 2010 Gilmore & Associates, Inc. review letter.

4. Sign Ordinance Draft Amendment: The Commissioners discussed the amendment to the sign ordinance. Mrs. Rendon is concerned with the temporary real estate signs that are left up indefinitely and not maintained in good condition. Specifically, the sign in front of the Fountainville Center. Mr. Hood agreed. Mrs. Lapp explained that those types of signs are normally left up until the project is fully developed. Fountainville Center has a few fit-outs to complete.

MOTION: Upon motion from Mrs. Rendon, seconded by Mr. Tocci and carried, the Planning Commissioners recommend the following changes to the Sign Ordinance Amendment:

1. 27-2610.1. change to Agricultural Products Off-Premise Signs to match wording in the Zoning Ordinance, 27-2601. Definition of Signs.
2. Add standards for maintenance of real estate signs to guarantee they remain in good condition.

5. Solar Energy System Draft Ordinance: The Commissioners discussed the draft ordinance. They asked if staff would look into specific kilowatt hours produced that would change the use from residential to commercial. Staff will contact PECO.

Mrs. Grimes feels that it is too large of a burden on a resident to require a conditional use for front –facing installation. She also feels that the \$2500 fee is too high. Other Commissioners agreed. Mr. Jones suggested an amendment to the fee schedule possibly adding a small item conditional use fee.

MOTION: Upon motion from Mrs. Rendon, seconded by Mrs. Grimes and carried, the Planning Commissioners recommend the following amendments to the Solar Energy System Draft Ordinance:

1. Definition of Solar Panels, page 1, remove the word electrical.
2. #4. Change to Any solar energy systems commercially designed....
3. #4i. change providing to provider's.
4. Recommend three (3) items within Mr. Garton's e-mail dated April 14, 2010.
5. Amend fee schedule to include a small item conditional use at a reduced fee.

6. Other Business: None.

7. Public Comment: None.

8. Adjournment:

MOTION: A motion was made by Mr. Scanzillo, seconded by Mrs. Grimes, and unanimously carried, to adjourn the meeting at 8:25 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer