

**PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
May 4, 2022**

*Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person or virtually.*

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin.

Mr. Martin took a moment to thank Tim Bucher for his service and time on the Planning Commission.

**PRESENT:** Dennis Martin, Richard Jordan, Charles Kalemjian, Nick Kurtz, Steve Hessler, Greg Allen, and ex-officio members Lindsay Lebresco and David Lemons

**ALSO PRESENT:** Township Manager Scott Greenly; Building & Zoning Official Tara Giordano

**MINUTES:** Mr. Kalemjian made a motion to approve the minutes of April 6, 2022, Mr. Jordan seconded, and the motion was carried.

**BUISNESS:**

**Town Center Ordinance (Draft) – Discussion for Recommendation –**

Ms. Giordano explained that this Ordinance would amend section 508.11, formally stating that there shall be no additional Town Centers within Eagleview as required per the Conditional Use decision.

*The Commission members voted to recommend the Town Center Ordinance proceed as drafted.*

**Lighting Ordinance (Draft) – Discussion for Recommendation –**

Ms. Giordano explained that at the recommendation of the Township lighting consultant Stan Stubbe that the Township lighting ordinance be formally revised to incorporate color temperature for LED lighting by amending Section 615.3.b.(3) to include those fixtures with an aggerated lamp output not exceed 6-watt LED as well as Section 615.3.c.(11) to indicate that correlated core temperature should not exceed 3000K wattage.

*The Commission members voted to recommend the lighting Ordinance as drafted.*

**Landscaping Ordinance (Draft) – Discussion for Recommendation –**

Ms. Giordano explained that the Township has been working with landscape architect, Ed Theurkauf in order to draft an ordinance to encourage the use of more native plantings. This ordinance amends Chapter 260, Section 602.8.f revising the general landscaping requirements for subdivision and land development. This also includes an amendment to Appendix A-7 as known as the recommended plant species.

*The Commission members voted to recommend the landscaping Ordinance as drafted.*

### **Nuisance and Invasive Plants Ordinance (Draft) – Discussion for Recommendation –**

Ms. Giordano explained that this ordinance pertains to nuisance and invasive plants. This ordinance will redact the current Section Chapter 99 and replace it with 99-1 through 99-8 which was enacted in 1985.

- 99-1 Nuisance, Invasive, and Noxious Plant Species
- 99-2 Invasive Plant Proliferation – Prevention and Control and Best Management Practices
- 99-3 Management of Lawns, Gardens, and Meadows
- 99-4 Trees in Township Rights-of-Way
- 99-5 Removal Notice
- 99-6 Abatement
- 99-7 Lien
- 99-8 Foreclosure of Lien

The Planning Commission discussed their concerns with some of the specific plants listed, the suggested use of pesticides and how they can be more harmful as well as some of the enforcement issues of having to require residents to remove existing invasive species.

Toni Gorkin, EAC member indicated that there has been a lot of change over the years with native plantings and she supports the efforts of the ordinance.

*The Commission members recommended that the Ordinance be further examined, reviewed and resubmitted for discussion.*

### **Chicken Ordinance (Draft) – Discussion for Recommendation –**

Ms. Giordano explained that there has been changes to the ordinance regarding backyard chickens since it was last in front of the Commission. While the previously discussed draft proposed a one acre minimum with 50 ft setbacks from property lines to the coops and 75 ft setbacks from a neighboring dwelling, the updated proposed ordinance proposes a ½-acre minimum property be permitted to have backyard chickens with the setbacks to coincide with the setbacks for an accessory structure per the zoning district regulations for the properties. ½-acre properties would be allowed to have 4 chickens, 8 chickens allowed on 1-acre and 4 additional chickens allowed per additional acre with a 32-chicken maximum and no roosters. The resident would be required to apply for a zoning permit and meet the requirements for lot size, setbacks and coop size. The coop size minimum is 50sf for a ½-acre, 100sf for 1-acre with a run requirement of at least 4sf per chicken.

Kathy Sotak spoke about her research and work regarding backyard chickens. She suggested a trial run and expressed interest in partnering with the Township in education and support for residents interested in backyard chickens.

Gina Murry asked that the Commission look at allowing chickens on smaller lot sizes and encouraged everyone to look at the positive aspects of owning backyard chickens.

Joe Muckle suggested using the Upper Uwchlan Ordinance as a guide and look at the success they have had since passing the ordinance.

The Commission was not in agreement of modifying the ordinance to allow for lot sizes at a ½ acre to have chickens and think that 1 acre should still be considered. In addition, the possibility of having a trial program was discussed though the Staff would like to discuss that option with the Solicitor for legal purposes since there are a lot of factors to take into consideration.

*After discussion and public comment, the Commission asked that the Township staff investigate options discussed and have the Chicken Ordinance back before the Commission at the June meeting.*

**ANNOUNCEMENTS:** All meetings are again held at the Township building but may also be accessed via “zoom” platform if applicable. Please check the Township website for updates

1. 05/11 – Yoga in the Park – Baird Park – 9:30 am
2. 05/12 - Historical Commission – 7:30 pm – Cadwalader House
3. 05/17 – Community Day Committee – 7:00 pm
4. 05/17 – Primary Day – Township Offices Close at noon
5. 05/18 - Yoga in the Park – Baird Park – 9:30 am
6. 05/19 – Environmental Advisory Council Meeting – 7:00 pm
7. 05/25 - Yoga in the Park – Baird Park – 9:30 am
8. 05/30 – Memorial Day – Township Offices Closed

There being no other business Mr. Kalemjian made a motion to adjourn at 9:10p.m. Mr. Jordan seconded, and the motion was carried.

Respectfully Submitted,

Kate Gillen