

**PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
June 1, 2022**

*Due to the Covid-19 pandemic, this was held as hybrid meeting. Questions and comments from the public in person as well as through being called on via zoom.*

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

**PRESENT:** Dennis Martin, Richard Jordan, Charles Kalemjian, Nick Kurtz

**VIA ZOOM:** Greg Allen

**ABSENT:** Lindsay Lebresco, Steve Hessler and ex-officio member David Lemons

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

**MINUTES:** *Mr. Kalemjian made a motion to approve the minutes of May 4, 2022 Mr. Jordan seconded, and the motion was carried.*

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

Ms. Giordano explained that after the May 4<sup>th</sup> Planning Commission Meeting and May 9<sup>th</sup> Board of Supervisors Meeting, based on feedback received, as well as public comment and discussion with residents, the Chicken Ordinance was revised. The previous ordinance proposed that a half-acre lot was allowed 4 chickens and 1-acre lots allowed for 8 chickens. Four additional chickens were permitted for each half-acre thereafter with no more than 32 chickens total. No roosters permitted, the coops had to be setback 75ft from a neighboring dwelling and also follow all zoning regulations.

The revised ordinance proposes that an 18,000sf lot allows for 3 chickens, a 22,000sf lot allows for 4 chickens, 30,000 sf lot allows for 6 chickens, 1 acre lot allows for 8 chickens and a 2 acre lot allows for 10 chickens. No roosters are permitted. A coop must be setback 50ft from a neighboring dwelling with the coop following all zoning regulations for accessory structures. A permit will be required for a property owner to obtain chickens.

The Ordinance hearing is scheduled for the May 13<sup>th</sup> Board of Supervisors meeting.

**DISCUSSION:** There was discussion amongst the Planning Commission regarding the following issues:

Planning Commission –

- Trial period – A trial period had been discussed but was ultimately determined that it would further complicate the issue.
- If a trial period was passed and did not work for the Township and residents then how would those who have permits be affected.
- Concerns about the setbacks, lot size requirements and neighbors not wanting to live adjacent to chickens.
- Concerns on smell of chickens and impact on neighbors.
- How the lower lot size was determined in writing the new draft ordinance.
- Used Upper Uwchlan as a starting point after speaking with them about the well-established ordinance in Upper Uwchlan and the success of the ordinance in that Township.
- How many more homes would now be included, smaller lot sizes will open more homeowners the ability to apply for a permit
- Residential use only, no commercial use will be allowed and no selling of eggs permitted.
- Township is working on gathering information to include with the permit package

Public –

- Gina Murray spoke about the success in Upper Uwchlan and her gratitude for the lower lot size that would allow her to have backyard chickens. She also noted that in Caln you can have 2 hens on ½ acre
- Kathy Sotak thanked the Township for looking into the data and researching chicken ordinances. She spoke to the concern of odor and amount of waste made by chickens
- Joe Muckle also thanked the Township and noted that the smaller lot size not only allows more residents in Uwchlan to have chickens but will help to be more inclusive of all income levels.

**VOTE:**

*Mr. Kurtz made a motion to recommend the Chicken Ordinance as written, Mr. Allen seconded and a vote was taken:*

|                            |            |
|----------------------------|------------|
| <i>Dennis Martin -</i>     | <i>Nay</i> |
| <i>Richard Jordan -</i>    | <i>Nay</i> |
| <i>Charles Kalemjian -</i> | <i>Nay</i> |
| <i>Nick Kurtz -</i>        | <i>Yay</i> |
| <i>Greg Allen -</i>        | <i>Yay</i> |

*The motion did not carry with two votes in favor and three votes against the proposed Ordinance.*

**ANNOUNCEMENTS:**

*All meetings held at the Township building but may also be accessed via “zoom” platform if applicable. Check with the Township regarding upcoming meetings.*

1. 06/08 – Yoga in the Park – Baird Park – 9:30 am
2. 06/09 - Historical Commission – 7:30 pm – Cadwalader House
3. 06/13 – Board of Supervisors – 7:30 pm
4. 06/15 – Yoga In the Park – Baird Park – 9:30 am
5. 06/15 – Zoning Hearing Board – 7:00 pm
6. 06/16 – Environmental Advisory Council Workshop Meeting – 7:00 pm
7. 06/20 – Juneteenth – Township Offices Closed
8. 06/22 - Yoga in the Park – Baird Park – 9:30 am
9. 06/29 – Yoga in the Park – Baird Park – 9:30 am

Mr. Jordan made a motion to adjourn at 8:00 p.m. Mr. Kurtz seconded and the motion was carried.

Respectfully Submitted,  
Kate Gillen