

## WHITPAIN TOWNSHIP PLANNING COMMISSION JULY 2015

A work session of the Whitpain Township Planning Commission was held on Tuesday, July 14, 2015 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Bradley Tate, Tory Meitner, Otis Hightower and Edward McLaughlin present. Township Engineer James Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present.

1. **Review Ordinance #4-239.** An ordinance amending the Whitpain Township Zoning Map to create the "Airport Overlay District" to designate the appropriate airport areas in Whitpain Township; and amending the code of the Township of Whitpain, Part II (General Legislation), Chapter 160 (Zoning) to add a New Article XXVA entitled "Airport Overlay District" to establish regulations for airport facilities in the Township, including: legislative intent; creation of overlay district; use regulations; and special regulations related to operating certificates, runways, signs and residential housing.

The Planning Commission reviewed Ordinance #4-239 and the concept of an overlay district. They discussed how the property is a non-conforming use and improvements require variances.

A lengthy discussion ensued regarding the Master Plan, the placement and size of future buildings, hangers, and garages etc.

In addition, Mr. Tate noted that the cluster house provision should require a certain percentage of open space.

2. **Review Ordinance #4-240.** An ordinance amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article II (Definitions), Section 160-7 (Word Usage and Definitions), to amend the definition of the term "Accessory Building"; amending the code of the Township of Whitpain, Chapter 160 (Zoning) to amend the height and setback requirements for accessory buildings or structures in the R-1 residence districts, R-2 residence districts, R-3 multifamily districts, R-3a low-intensity multifamily districts, R-3b low-intensity multifamily districts, R-4 village preservation districts, R-5 agricultural/rural residence districts, R-6 agricultural/rural residence districts, R-7 residential districts, and R-8 residential districts; amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-184 (Illumination) to remove the definition of "Flashing Sign"; amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-191 (Schedule of Sign Regulations) to prohibit the use of flashing signs as site directory signs, and to remove regulations pertaining to eight foot real estate rent or lease signs; and further amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-191 (Schedule of Sign

Regulations) to remove references to flashing signs in footnote number 3 to subsections B, C, D, E, and F.

Mr. McManus gave a brief summary of the proposed ordinance, stating that the height limit, per the definition of height will be 16 feet and the height to the highest point will be 25 feet. He added that per definition, the height is measured to the mid-point. This ordinance does not limit the number of accessory structures. In addition, Mr. McManus noted that the ordinance contains a housekeeping update clearly prohibiting flashing signs.

3. Review current zoning hearing board applications.
  - 1.) **NO. 2048-15: DIMITRIOS AND MELISSA TSIOSIKAS** request variance relief from Article XII, Section 160-61.D of the Whitpain Township Zoning Ordinance, as amended, relating to the minimum lot width regulations in the R-5 Agricultural/Rural Residence District. Applicants propose to build a house with a lot width of 172 feet on the property located at 651 Morris Road. Applicant's requested variance relief, if granted, will allow a lot width of 172 feet where a minimum lot width of 200 feet is required under the Ordinance.
  - 2.) **NO. 2049-15: NINA MARTINO** requests variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article V, Section 160-17 relating to side yards for single-family dwellings in the R-1 Residential District; and (2) Article XXVIII, Section 160-203 relating to projections into side yards. Applicant proposes to build a 22-foot by 22-foot garage on the side of the house on the property located at 1435 Manor Lane in the Township's R-1 Residential District. Applicant's requested variance relief, if granted, will allow (1) the construction of a garage resulting in side yard setbacks of 62-feet and 30-feet, where a minimum aggregate width of at least 100 feet, with neither side yard being less than 45 feet wide is required under the Ordinance; and (2) the construction of the proposed garage within the side yard where the Ordinance prohibits any building or part of a building to be erected within the side yard.
  - 3.) **NO. 2050-15: BRIAN AND KRISTIN KOZERA** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XII, Section 160-61.E relating to minimum rear yard depth of 75 feet in the R-5 Agricultural/Rural Residence District; and (2) Article XXVIII, Section 160-204 relating to residential rear yard intrusions. Applicants propose to construct a 4-season room to enclose an endless pool for special needs therapy and training within the rear yard setback of the house located at 1050 Deerpath Road in the Township's R-5 Agricultural/Rural Residence District. Applicant's requested variance relief, if granted, will allow (1) a setback of 36-feet 6 inches, where 55-feet 4 inches currently exists, and a

minimum of 75-feet is required under the Ordinance; and (2) the construction of the proposed 4-season room within the rear yard where the Ordinance prohibits any building or part of a building to be erected within the rear yard.

4. Review of pertinent planning issues.

There were no pertinent planning issues to be discussed.

The work session adjourned at 7:30 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Karen M. Dolga". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Karen M. Dolga, Recording Secretary

**WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING  
JULY 2015**

The seventh meeting of the Whitpain Township Planning Commission for the year 2015 was held on Tuesday, July 14, 2015 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Bradley Tate, Tory Meitner, Otis Hightower and Edward McLaughlin present. Township Engineer, James Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present.

Chairman Corti called the meeting to order at 7:31 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

1.) Approval of minutes.

Chairman Corti called for any comments or questions on the June meeting minutes from the audience. There being none, Mr. Shorin made a motion, seconded by Mrs. Gerber, to approve the minutes of the June 9, 2015 meeting of the Planning Commission. The motion passed 7-0.

2.) Review Ordinance #4-239. An ordinance amending the Whitpain Township Zoning Map to create the "Airport Overlay District" to designate the appropriate airport areas in Whitpain Township; and amending the code of the Township of Whitpain, Part II (General Legislation), Chapter 160 (Zoning) to add a New Article XXVA entitled "Airport Overlay District" to establish regulations for airport facilities in the Township, including: legislative intent; creation of overlay district; use regulations; and special regulations related to operating certificates, runways, signs and residential housing.

Present for the applicant:        David Cavanaugh, Land Concepts  
   Richard Collier, Land Planner, Land Concepts

Mr. Shorin stated that in 2002 he was on a committee that met once a month regarding the airport review. He explained that the airport is regulated not only by the Township, but also the FAA and the State. Mr. Shorin noted that there are a lot of things that the Township does not control, including the air space. He stated that the Township cannot control the hours that the airport operates or the type of planes, so most of what will be heard tonight will be about the buildings on the ground. Additionally, Mr. Shorin mentioned that the State has some involvement regarding trees and other regulations that is separate from this activity.

Mr. Cavanaugh provided a presentation on the proposed ordinance. He mentioned that this presentation is an abbreviation of a presentation to the neighbors on June 30<sup>th</sup> at Wings Field. During his presentation he stated that Wings Field is a General Aviation airport also known as a reliever airport. Mr. Cavanaugh noted that there is one 3800' runway and the proposed ordinance will limit the airport to one 3800' runway. He added that the airport property is 216 acres. Mr. Cavanaugh pointed out

some improvements over the past ten years which include a new apron, trail, new hangers, screening and sound buffering along Narcissa Road, education opportunities and facility improvements. In addition, he reported that a sound attenuation berm was constructed on the north side of the main runway which allows for sufficient screening and buffering for the neighbors on Dundee Drive. He noted on the slide show presentation where tree removal work along the flight path occurred and where trees were transplanted.

Mr. Collier stated that there are several stormwater management facilities that are on the property. He noted that several of those have been in disrepair and have been upgraded and naturalized.

Mr. Collier stated that Wings Field is the largest privately owned property in the Township. Mr. Collier remarked that a substantial portion of the property will remain undeveloped and open space. In addition, he discussed educational opportunities and programs available at Wings Field.

Mr. Collier reviewed the history of the airport and the need for an overlay. He showed a bar graph depicting flights in recent years. Most recently, he noted the numbers of flights have been reduced.

Mr. Collier explained that the airport was established in 1930 and the zoning was created in 1950. He stated that the property is currently zoned R5 and the current aviation uses are grandfathered. Mr. Collier added that the underlying R5 Residential District will not change with the overlay. He mentioned that the airport use was affirmed by the PA Commonwealth Court in 1984 as a legal non-conforming use, but as such new improvements require Zoning Hearing Board approval which is often a long and expensive process. Mr. Collier stated that the great advantage to having an overlay zone is that it basically sets the rules and location where improvements can take place.

Mr. Cavanaugh gave a brief overview of the proposed zoning, stating that they are proposing an overlay and the R5 will remain in place. He stated that the overlay specifies the airport operations aviation uses that will be permitted and only allows one runway no longer than 3,800' (existing condition). Mr. Cavanaugh mentioned there is no scheduled airline service which means they will not seek Part 139 restriction certificate from the FAA. He added that agriculture use will continue. In addition, Mr. Cavanaugh noted Conditional Uses, stating there is a restaurant not to exceed 1,200 sf of seating area and the hours of operation will be 6:00 am – 4:00 pm, a Transportation museum and cluster housing of five units maximum. He noted that the maximum cluster housing tract area is 10 acres with a maximum density of 1 unit per 2 acres and a minimum lot size of 15,000 sf with one point of access. The rest of site will stay in preserved land.

Additionally, Mr. Cavanaugh reviewed the benefits of airport zoning, stating that it provides certainty to all parties. He mentioned with the current R5 zoning any airport uses require zoning relief from the Zoning Hearing Board.

He mentioned that it sets forth the location of the development, establishes types and quantity of uses, limits area for airport activities, exceeds the Township minimum green area requirements and assures sustainability of the airport.

Mr. Cavanaugh summarized the benefits of Wings Field; it preserves open space, improves stormwater runoff, enhances visual and sound buffers, creates recreational opportunities, stimulates the local economy and provides educational opportunities.

Planning Commission comments:

Mr. Shorin questioned if the restaurant is intended for Wings employees, people who fly in or the general public. Mr. Cavanaugh replied it will be open to all three. In addition, Mr. Shorin asked if the restaurant is going to be a new building or in the main terminal. Mr. Cavanaugh replied most likely a new building and closer to the runway. Mr. Cavanaugh mentioned that the restaurant is a Conditional Use and it will require approval prior to the land development process.

Mrs. Gerber asked Mr. Cavanaugh to point out the location of the existing buildings on the presentation. She asked if there are any buildings that are to come down. Mr. Cavanaugh replied yes.

Mr. Tate asked if there will be any changes to the draft ordinance. Mr. Cavanaugh replied yes, the building coverage will be reduced from 15% to 5% of the tract area. Mr. Cavanaugh reiterated that the total building coverage allocated to the hanger will not exceed 2%, which is based on the 1984 court case. Mr. Tate recommended that the allowable building coverage be based on the airport operations area not the total tract area.

Mr. Cavanaugh noted another change to the draft ordinance would be to add the R5 green area requirements for each lot to the regulations for the cluster housing.

Mr. Shorin inquired about any new signage. Mr. Cavanaugh replied that the sign on the corner of Narcissa will remain along with the one existing sign at the entrance drive. He noted that other than signs required by the FAA, the signage will be in conformance with the zoning ordinance.

Mr. Tate asked if they contemplated linking the building coverage of the airport operation area then they should make sure it works for the potential right-of-way realignment. Mr. Cavanaugh stated he was not concerned with impervious coverage

and, in addition, there are 150' building setbacks at the corner of Stenton Avenue and Narcissa Road.

Mr. Shorin inquired about a fence as security around the property. Mr. Cavanaugh replied it would be a little difficult due to height restrictions.

Mr. Rieker stated that the ordinance and plans are consistent with the Township's and the County's comprehensive plans. The ordinance provides certainty for future planning and development of the airport instead of multiple trips to the Zoning Hearing Board. He asked if the master plan will be included with the ordinance and map amendment so we know exactly where improvements can be made. Mr. Rieker suggested that section 160-181.6.A define what is meant by Federal Regulations Part 139; currently the ordinance just refers to it without defining it. Mr. Rieker commented he would be in support of the ordinance provided everyone was happy with the criteria.

Chairman Corti asked what if the Part 139 changes. Mr. Rieker suggested it could state "no commercial flights". Mr. Cavanaugh replied the applicant had a conversation with the solicitor and the solicitor did not have a problem with it as it stands, but commented they can revisit with the solicitor for the appropriate language.

Audience comments:

John Wartman, 261 Huntsman Lane, commented on the hours of operations and asked if a curfew on the airport could be established. He asked about the restrictions on the use for the buildings; for example, hotels, storage facilities and medical facilities. Mr. Collier responded that the uses that are permitted are listed in the ordinance. He noted that hotels, hospitals, and medical uses are not permitted uses and that the housing and restaurant use require conditional use approval. He stated that any use not listed in the ordinance would require Zoning Hearing Board approval. In addition, Mr. Wartman inquired if one were required for the beacon and shield that was installed. Chairman Corti responded that the Zoning Hearing Board grants variances if one is needed.

Christopher Allen, 210 Huntsman Lane, asked can you connect the need for airport sustainability to the building of residential units. He also asked if the residential units will be rentals or condos. Mr. Cavanaugh replied these units will be high end, single family detached homes for sale, not for rent. Mr. Cavanaugh stated that the income from the sale of the properties helps sustain the airport operations. Mr. Allen asked if the applicant was considering offering an open space easement for extra income. Chairman Corti replied that the Board of Supervisors would be responsible for purchasing easements.

Tai-Ming Chang, 1120 Blyth Court, questioned the real and environmental value of open space noting the area was not sufficient for animal habitat. Mr. Chang

commented on stormwater management and potential problems for residents along Dundee Drive if cluster homes are built. He asked how the Township can partner with Wings to address stormwater problems along Dundee Drive. Additionally, Mr. Chang voiced a concern about the airport noise. He commented that he does not support this ordinance as it currently stands.

Katie Maier, 350 Wood Drive, was concerned with the number of flights and how the ordinance could affect the quality of life for the neighborhood. She also mentioned that a tremendous amount of noise and fumes come from this airport. Ms. Maier stated she did some research and found a presentation from the Delaware Valley Regional Planning Commission's website. She reported that the presentation was concerning because it called for potentially more traffic, jets and additional hangers. Additionally, Ms. Maier requested more details on the Master Plan.

Mr. Collier mentioned that he is very familiar with the DVRPC and reviewed some items listed as priorities in the 2040 Plan DVRPC. He stated that each priority is being addressed by Wings and ultimately the ordinance will control our operations.

A resident from 931 Deerpath Road, was concerned with increased capacity if more hangers were built especially on the busy days and how many airplanes fit in each hanger. Mr. Cavanaugh responded that it depends on the size of the hanger and the hangers there currently hold approximately 40 planes.

Lisa Rhode, 269 Huntsman Lane, asked why you need to have the airport overlay and asked the Board to follow up on Ms. Maier's research on what it means when a non-conforming use becomes an airport. Mr. Rieker replied the ordinance provides certainty and limits to the development of the airport, which is good planning. He noted if the airport remains a non-conforming use any future improvements require a variance and those decisions can be appealed to the courts causing uncertainty and excessive litigation.

Barbara Gross, 12 Pastern Lane, questioned the applicant claiming the airport is not commercial. She proceeded to read a Wings ad from the internet to the contrary. Mr. Kilduff, Wings Field Board member replied that we have a semantics problem and that they mistakenly used the word "commercial" when they meant to state "scheduled flights" which do not take place at Wings.

Andrew Bronstein, 1125 Blyth Court, commented that he does not feel comfortable with the certainty of the airport.

Michael Chiodo, 8 Withers Lane, commented that he does not find the airport to be a noise disturbance and the airport provides a valuable service such as Angel Flights and PennStar. Mr. Tate asked if Angel Flight and PennStar are commercial. Mr. Cavanaugh replied PennStar is commercial and Angel Flights are not.

David Ksiazek, 705 Wyndrise Drive, still felt uncomfortable with the proposal and was concerned with what future developments might bring. Mr. Cavanaugh replied we are limited to 188,000 sf of hanger space.

Gregory Wiedor, 1055 Wentz Road, commented that Wings is one of the things that makes the community special and asked the Planning Commission to do what they can to maintain the viability of the airport for the next 85 years.

Ann Hunter, 6 Springhouse Lane, asked if the security changes with more flights and if the 188,000 sf hanger space is negotiable. Mr. Cavanaugh replied there is security at the airport. He stated that the 188,000 sf is not negotiable and that the airport feels it is entitled to that under the court case.

Jane Armstrong, 1206 Narcissa Road, asked if the revenue from the five homes will be used to build the hangers and what is going to prevent a homeowner from renting. In addition, she inquired about the museum. Mr. Cavanaugh replied that the cluster houses, museum and restaurant have to go through a land development process. He noted that the cluster housing, museum and the restaurant has to go through the Conditional Use approval.

Ann Morrison, 525 Brookfield Lane, was concerned with airport traffic and preserving open space. Mr. Collier stated if the ordinance were approved the open space area would remain open space and could not be developed.

There was a discussion regarding if the open space would be deed restricted or if the airport goes away will the land revert back to R5 zoning.

Anthony Lynd, 507 Tennis Avenue, has participated in the educational program at Wings Field and believes it is a great opportunity. He felt the program should be expanded and mentioned he enjoyed his time at Wings Field. In addition, Demitris from Wayne, commented that he volunteers his time with the students and asked the Planning Commission to consider to endorse the ordinance so the program can expand.

Craig Remar, 870 Valley Road, commented that the overlay is not needed and the Township should make approvals case by case.

The Planning Commission tabled any action on Ordinance #4-239, after the Planning Commission and members of the audience asked many questions and raised several concerns regarding the proposed ordinance.

- 3.) **Review Ordinance #4-240.** An ordinance amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article II (Definitions), Section 160-7 (Word Usage and Definitions), to amend the definition of the term "Accessory

Building”; amending the code of the Township of Whitpain, Chapter 160 (Zoning) to amend the height and setback requirements for accessory buildings or structures in the R-1 residence districts, R-2 residence districts, R-3 multifamily districts, R-3a low-intensity multifamily districts, R-3b low-intensity multifamily districts, R-4 village preservation districts, R-5 agricultural/rural residence districts, R-6 agricultural/rural residence districts, R-7 residential districts, and R-8 residential districts; amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-184 (Illumination) to remove the definition of “Flashing Sign”; amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-191 (Schedule of Sign Regulations) to prohibit the use of flashing signs as site directory signs, and to remove regulations pertaining to eight foot real estate rent or lease signs; and further amending the code of the Township of Whitpain, Chapter 160 (Zoning), Article XXVI (Signs), Section 160-191 (Schedule of Sign Regulations) to remove references to flashing signs in footnote number 3 to subsections B, C, D, E, and F.

Mr. McManus gave a brief synopsis, stating that this ordinance is for height restrictions for accessory building structures in residential districts R1 through R8. He stated the maximum height to the midpoint of a pitch roof will be 16 feet and 25 feet from grade to the highest point of the accessory structure.

Planning Commission comments:

Mr. Tate asked if 16 feet wasn't already the maximum height. Mr. McManus replied the maximum setback for structures over 10' stops at a height of 16 feet, but the structures could be taller without an increased setback.

Mr. Rieker pointed out that the current ordinance does not distinguish between heights to midpoints and heights to highest points.

Chairman Corti quoted the draft ordinance regarding maximum height “not to exceed 25 feet measured from grade”. Chairman Corti asked if grading meant the lowest elevation. McManus responded that the height is measured from the mean level of the ground surrounding the building. In addition, Chairman Corti questioned if there is a limit to the number of accessory building permitted. Mr. McManus replied there is no limit, but there is a minimum green area requirement.

Mr. Tate asked if a structure attached to the home with a breeze way would be considered accessory. Mr. McManus replied the structure would not be considered accessory and would have to be built in the building envelope.

Mr. Shorin inquired if this ordinance addresses allowable accessory structure uses. Mr. McManus replied no, the ordinance only addresses heights.

Chairman Corti asked if they can have electrical and plumbing in an accessory building. Mr. McManus replied yes.

Audience comments:

Gregory Wiedor, 1055 Wentz Road, asked if there are height and setback differences for detached and attached buildings. Mr. McManus replied yes.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Shorin, and seconded by Mr. McLaughlin to recommend that the Board of Supervisors grant approval of Ordinance #4-240.

The motion passed 7-0.

4.) Review of current Zoning Hearing Board applications.

1.) **NO. 2048-15: DIMITRIOS AND MELISSA TSIObIKAS** request variance relief from Article XII, Section 160-61.D of the Whitpain Township Zoning Ordinance, as amended, relating to the minimum lot width regulations in the R-5 Agricultural/Rural Residence District. Applicants propose to build a house with a lot width of 172 feet on the property located at 651 Morris Road. Applicant's requested variance relief, if granted, will allow a lot width of 172 feet where a minimum lot width of 200 feet is required under the Ordinance.

Present for the applicant: Dimitrios and Melissa Tsiobikas

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Mr. Tsiobikas gave a brief summary of the requested relief, stating he wants to build a new home behind his existing home which will be demolished when the new home is complete. He stated that the required width is 200 feet and his existing lot width is 172 feet.

Mr. Shorin asked the applicant if he spoke to the neighbors regarding the proposed request. Mr. Tsiobikas replied that he spoke to some neighbors, but

the Township notified all immediate neighbors. Mr. Shorin suggested that the applicant speak to his neighbors regarding the requested relief.

The Planning Commission chose to remain neutral on the subject application.

- 2.) **NO. 2049-15: NINA MARTINO** requests variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article V, Section 160-17 relating to side yards for single-family dwellings in the R-1 Residential District; and (2) Article XXVIII, Section 160-203 relating to projections into side yards. Applicant proposes to build a 22-foot by 22-foot garage on the side of the house on the property located at 1435 Manor Lane in the Township's R-1 Residential District. Applicant's requested variance relief, if granted, will allow (1) the construction of a garage resulting in side yard setbacks of 62-feet and 30-feet, where a minimum aggregate width of at least 100 feet, with neither side yard being less than 45 feet wide is required under the Ordinance; and (2) the construction of the proposed garage within the side yard where the Ordinance prohibits any building or part of a building to be erected within the side yard.

Chairman Corti noted for the record that the applicant was not present for the meeting.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, the Planning Commission chose to remain neutral on the subject application.

- 3.) **NO. 2050-15: BRIAN AND KRISTIN KOZERA** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XII, Section 160-61.E relating to minimum rear yard depth of 75 feet in the R-5 Agricultural/Rural Residence District; and (2) Article XXVIII, Section 160-204 relating to residential rear yard intrusions. Applicants propose to construct a 4-season room to enclose an endless pool for special needs therapy and training within the rear yard setback of the house located at 1050 Deerpath Road in the Township's R-5 Agricultural/Rural Residence District. Applicant's requested variance relief, if granted, will allow (1) a setback of 36-feet 6 inches, where 55-feet 4 inches currently exists, and a minimum of 75-feet is required under the Ordinance; and (2) the construction of the proposed 4-season room within the rear yard where the Ordinance prohibits any building or part of a building to be erected within the rear yard

Chairman Corti noted for the record that the applicant was not present for the meeting.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, the Planning Commission chose to remain neutral on the subject application.

5.) Pertinent Planning Issues

Chairman Corti announced that the Planning Commission does not meet in August and that the next Planning Commission meeting is scheduled for Tuesday, September 8, 2015.

There being no further business to come before the Commission, a motion was made by Mrs. Gerber, and seconded by Mr. Meitner to adjourn. The meeting adjourned at 9:32 PM.

Respectfully submitted,



Richard Shorin, Secretary