



HEIDELBERG TOWNSHIP PLANNING COMMISSION

Meeting Minutes 4-25-16

Planning Commission members present: Mark Steidinger, Teena Bailey, Patti Fenstermacher and Priscilla Brennan. Also present was Janice Meyers. Douglas Tietze, Sidney German and Rodney Schlauch Jr .were absent.

Motion by Mark Steidinger, seconded by Priscilla Brennan to approve the minutes of the February 29, 2016 meeting with the correction of the spelling of Steidinger. Motion carried.

Public Comment:

None

Plan Review Unfinished Business:

None

Plan Review New Business:

None

Other Business:

1. Review low impact home based business and mixed uses ordinances. Chris Noll provided samples of home occupation ordinances. No mixed use ordinances were given at this time. The members comments follow:
 - a. Washington Twp, NC – important wording “does not change its character” in section 104. Also, bullet point 4, 7.a. “...shall not detract from the residential character of the neighborhood or exhibit any influences or emissions...”. Consider 35% of dwelling. Do not want to list types of businesses or occupations. Include attic and basement areas. Keep conversion of single family to multi-family as a special exception use.
 - b. Washington Twp, LC – 30%-35% of dwelling...agreed to 32.5%. This % would equal about 1 floor of the dwelling like attic or basement. Important to keep section like 450.3 – “...no change in the outside appearance of the building or premises, or other visible evidence ...only one....sign...”. Also section 450.5 – No equipment or process shall be used in such home occupation which creates noise,...detectable to the normal senses off the premises....”.
 - c. Plainfield Twp, NC – Do not agree with 6.a. ...shall not be conducted on the premises outside of a building...” Allow 5 non-resident employees.
 - d. Moore Twp., NC – No comments.
 - e. Lynn Twp., LC – 444.1 – like this wording “...shall be incidental to the use of a dwelling unit for residential purposes....including basements. Agree with times of 6am – 10pm. Like wording of

444.7 "...produce no offensive noise, vibration, smoke...".
Also, section 444.9 "No toxic, explosive, flammable...stored on
this site."

- f. Bushkill Twp., NC –No comments.

Suggest review further with Chris Noll present. Samples of mixed
use ordinances needed for review.

Adjourn Meeting:

Motion by Mark Steidinger, seconded by Teena Bailey to adjourn the
meeting at 8:45pm. Motion carried.

Respectfully submitted,

Janice M. Meyers
Recording Secretary