

**BOROUGH OF HATBORO
PLANNING COMMISSION MEETING
TUESDAY, AUGUST 2nd, 2016**

PRESENT

Chairman McKnight, Members Kline, Farnen & Battis, Council President Tompkins, Assistant Secretary Hegele.

ABSENT

Member Gordon

CALL TO ORDER

Chairman McKnight called the August 2nd, 2016 meeting of the Planning Commission to order at 7:02 PM.

APPROVAL OF MINUTES

Chairman McKnight discussed and entertained a motion to approve the May 3, 2016 meeting minutes. Member Battis motioned to approve the meeting minutes as amended, motion seconded by Member Kline, all ayes. Motion carries 3-0.

BOROUGH ZONING ORDINANCE AMENDMENT

Chairman McKnight began the discussion on the zoning ordinance amendments referencing the 'Ordinance Amending the Hatboro Borough Zoning Ordinance for the Purpose of Providing and Amending Definitions and to Provide Additions, Changes, and Clarifications Throughout the Borough Zoning Ordinance' provided by Solicitor Pionzio. Chairman McKnight encouraged Council President Tompkins to summarize the amendments. President Tompkins stated that the amendments essentially clean-up and correct inconsistencies within the existing ordinances and the definition amendments are more in line with state and county regulations.

Member Kline led a discussion on the involvement of the Zoning Hearing Board during this amendment process. President Tompkins added that the changes will go to the county, then council. He added that the ZHB comments are what fueled these amendments to occur.

Chairman McKnight made a note of two typos during the meeting. Please see the list below:

Section 1. Code Amendments; C. §27-702 (1) "...excluding all of the of the following"

Section 1. Code Amendments: K. §27-903.C (6a) "Two side yards shall be required... Two side yards shall be required."

Member Kline began a discussion regarding height restrictions for special exceptions within the R-2 district referencing Section 1. Code Amendments: F. §27-604.C. Member Kline does not feel this height restriction for non-residential use should be deleted due to the possibility for non-residential uses within R-2. Chairman McKnight agreed, stating there should be some height restriction for non-residential uses. There was a discussion regarding the definition of "height of building" and why the original wording included "highest point of the building." Member Farnen added that the height discussion between 30, 32, and 35 feet seem to be more a preference in the element of design. Member Kline recommended that if section C is deleted as proposed, the original §27-604.A and §27-704.A should be amended to read: "For any use: 30 feet measured from the mean level of the ground to the height of the building." Members of the Planning Commission agreed.

There was a discussion regarding the word choice of Section 1. Code Amendments: K. §27-903.C (6b): *Twin semi-detached Dwelling*. Chairman McKnight recommended the amendment to be edited as follows: "...No side yard shall be required on the common wall side of the twin home. Any wall constructed on the party wall property line shall meet Borough standards for fire wall construction." Members of the Planning Commission agreed.

Chairman McKnight asked for clarification regarding Section 1. Code Amendments: K. §27-903.C (7): *Accessory Use Building Restrictions*. Council President Tompkins stated the amendment is in regard to safety and is common throughout the Borough ordinances.

Member Battis led a conversation regarding the codification process. Council President Tompkins stated that codification occurs about every 15 years. Member Battis believes establishing a working copy of the Borough ordinance with easily accessible amendments would be beneficial to Borough Council, Borough commissions, Borough employees, and the community.

OLD BUSINESS

There was no old business to come before the Planning Commission.

NEW BUSINESS

There was no new business to come before the Planning Commission.

PRIVILEGE OF THE FLOOR

There was none.

MEETING DATE

The next meeting of the Planning Commission will be September 6, 2016.

ADJOURNMENT

Chairman McKnight adjourned the August 2nd, 2016 meeting of the Planning Commission at 8:22 P.M.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary

Transcribed by Devyn Wells