

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The February 1, 2016 Regular meeting was called to order at 7:02 PM by Mr. John O'Neill. Members Sharon Bressler, Bill Steudler, Brian Rater, Paul Silvis, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Ken Soder, Zoning Officer; Jim May, CRPA Director; and Nicole Harter, Public Works Secretary. The audience included Nancy Ring, and Kim Ring.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the January 11, 2016 combined Regular/Organizational Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler noted that a correction needed to be made to remove the nominations for officers from 2015 from the meeting minutes. Ms. Bressler discussed the error with Ms. Nicole Harter prior to the meeting.

Ms. Sharon Bressler made a motion to approve the meeting minutes with the correction as noted. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 6-0.

5. PUBLIC COMMENTS

There were no public comments at this point in the meeting.

6. STATUS ON PENDING ITEMS

There were no comments from the Planning Commission on the pending work task items.

7. REPORTS

No additional reports were given.

8. OTHER BUSINESS

There was no other business brought before the Planning Commission.

9. ADJOURN – REGULAR MEETING

The meeting was adjourned at 7:04 PM.

10. CALL TO ORDER – WORK SESSION MEETING

The February 1, 2016 Work Session meeting was called to order at 7:06 PM by Mr. John O’Neill. Members Sharon Bressler, Bill Steudler, Brian Rater, Paul Silvis, and Robert Prosek also attended. Staff members present were Doug Erickson, Township Manager; Ken Soder, Zoning Officer; Jim May, CRPA Director; and Nicole Harter, Public Works Secretary. The audience included Nancy Ring, and Kim Ring.

11. REQUEST TO AMEND PERMITTED USES IN THE OFFICE BUFFER DISTRICT (OBD)

This item is a request by Jim and Sue O’Connor for the Township to consider amending some of the permitted in the Office Buffer District. The O’Connor’s own a home at 690 Grays Woods Boulevard, across from Geisinger. The property is currently zoned OBD. At their meeting on January 27, 2016, the Board of Supervisors referred this item to the Planning Commission for consideration and potential future recommendation regarding amending the permitted uses.

The OBD exists at two locations. One is along Gray’s Woods Boulevard across from Geisinger and includes the dental office and the Mission Critical office building. The second location is the Glenn O. Hawbaker, Inc. headquarters building at Waddle Road and Colonnade Boulevard.

The O’Connor’s are requesting expanded uses to include, but not be limited to dance studio, health/fitness location, chiropractic office, coffee house, and ambulance service (indicated as ambulatory service in the letter). Current permitted uses in the OBD include:

**Table 1
OBD Uses
(§ 175-17.1B)**

Permitted Uses	Accessory Uses	Conditional Uses	Special Exceptions	Prohibited Uses
Professional offices Churches and other places of worship Parish houses and convents Medical offices Dental offices Opticians and optical goods Public libraries and museums Art galleries Reading rooms Single-family dwellings consistent with allowable density in adjacent zoning district		Community centers Photographic studios Veterinary offices Duplexes and townhouses consistent with allowable density in adjacent zoning district		Outside kennels

Ms. Sharon Bressler had concerns about traffic related to ambulance service. Mr. Doug Erickson noted that there would be no traffic issues. Mr. Erickson noted that within the OBD, hours of operation for businesses is noted from 7:00 AM to 9:00 PM. Mr. Brian Rater was concerned with that time frame and noted for a dance studio, in his experience, they are opened longer than 9:00 PM.

11. **REQUEST TO AMEND PERMITTED USES IN THE OFFICE BUFFER DISTRICT (OBD) (cont.)**

The Planning Commission was looking for a better definition of “open for business”. Township Staff noted that they would research and come up with a better definition.

Mr. Rater asked if it would be possible to extend the hours of operation. Ms. Bressler suggested reaching out to residents for their opinion.

The Planning Commission was in agreement for adding the suggested permitted uses, but would like some clarification. Township Staff will meet to work on definitions to provide clarification and will revisit the topic at a future regular meeting.

12. **RESULTS OF PLANNING COMMISSION TRAINING NEEDS SURVEY AND POTENTIAL TRAINING TOPICS**

In early January, the Centre Regional Planning Agency completed a survey of the municipal planning members in the Centre Region. The survey will help the planning staff develop an understanding of planning commissioner needs, and direct training to those areas where planning commissioners feel they will benefit. Mr. May presented a summary of the survey findings and discussed an approach to getting planning commissioners the training they need to make informed recommendations to the governing body.

Mr. May presented the results of the survey and provided a list of potential resources the Planning Commission can use for training materials.

13. **ADJOURN – WORK SESSION MEETING**

The meeting was adjourned at 8:14 PM.