

**Palmyra Township
Planning Commission Regular Meeting Minutes
September 6, 2022**

Meeting called to order at 7:02 p.m. by Planning Commission Chair Deborah Comstock at the Palmyra Township Hall, 6490 Palmyra Rd.

Members present: Deborah Comstock, Laurie Isley, Vivian Pell, Mark Crane, Carmen Loar, Ryan Mapstone

Members absent: None

Audience Attendance: 2

Motion Isley, support Pell to approve the agenda as presented. **Motion carried**

Motion Isley, support Pell to approve the July 20, 2022 Special Meeting Minutes. **Motion carried**

Written Comment: None

Public Comment: Gretchen Driskell asked PC Chair Deb Comstock if NextEra could either meet with the PC members and Board of Trustees or send a letter. The meeting would be focused on answering questions concerning solar projects. The letter would offer information as well. PC Chair Deb Comstock requested a letter be sent to her and Supervisor Dave Pixley.

Old Business:

Recommended amendments to Article IV – Zoning District Regulations: Motion Isley, support Mapstone to amend the following in Article IV of the Zoning Ordinance:

- Section 4.1.2, Permitted Uses (AG District): Add K. “Adult Foster Care Homes & Adult Foster Care Small Group Homes”
- Section 4.2.2, Permitted Uses (AR District): Add H. “Adult Foster Care Homes & Adult Foster Care Small Group Homes”
- Section 4.3.2, Permitted Uses (MH District): Add “Adult Foster Care Homes & Adult Foster Care Small Group Homes”
- Section 4.1.3, Special Approval Uses (AG District): Add U. “Adult Foster Care Large Group Homes & Adult Foster care Group Homes (serving seven (7) to twelve (12) adults)”
- Section 4.2.3, Special Approval Uses (AR District): Add N. “Adult Foster Care Large Group Homes & Adult Foster care Group Homes (serving seven (7) to twelve (12) adults)”

- Section 4.3.3, Special Approval Uses (MH District): Under the new Section 4.3.3 add “Adult Foster Care Large Group Homes & Adult Foster care Group Homes (serving seven (7) to twelve (12) adults)”
(The current Section 4.3.3 will be moved to Section 4.3.4)

New Business:

The following are recommended amendments to Article VIII – General Provisions of the Working Document of the Zoning Ordinance:

- **Section 8.11 – CAMPGROUNDS, GROUP and ORGANIZED CAMPS, and GENERAL and SPECIALIZED RESORTS**
 - In the sentence “Group or organized camps, camping grounds, and general or specialized resorts, subject to the following standards:” add “State regulations and” after “subject to.”
 - Section 8.11, B: Strike “Public stations, housed in all-weather structures, containing adequate water outlet, toilet, waste containers, shall be provided uniformly throughout the lot at a ratio of not less than one (1) such station per each twenty (20) individual camp sites or not less than one (1) such station per each one hundred (100) persons.” Change numbering value to coincide with the striking of “B”
 - Section 8.11, C: Add “permanent” between “No” and “outside.”
- **Section 8.12 – CEMETERIES**
 - Change the opening sentence to the following: Cemeteries are subject to government guidelines.
 - Strike the following:
 - A. The cemetery shall be designed so as to provide principal access directly onto a County Primary Road or a State or Federal Highway.
 - B. Any building in connection with the cemetery and the premises shall be designed, constructed and landscaped according to a comprehensive and approved plan.
 - C. The use shall be in harmony with the general character of the district.
 - D. No buildings or structures, containing bodies or remains (other than subterranean graves), shall be located nearer than two hundred (200) feet to the property line.
 - E. The perimeter of the property will be fully fenced with chain link or decorative wrought iron fencing.
- **Section 8.13 – Churches and Other Buildings for Religious Worship**
 - Section 8.13, A: Strike “five (5)” and replace with “two (2)”

- **Section 8.14 – COMMERCIALY OPERATED TRAILS for MOTORIZED VEHICLES**
 - In the opening sentence, strike “dune buggies” and replace with “ATVs”.
 - Section 8.14, C: Add “minimum” between “a” and “height,” and strike “to six (6)”
 - Section 8.14, E: Strike “A design and operations plan shall be prepared by the applicant and subject to approval by the Township. The plan shall meet the highest standards of the industry for ensuring the protection of adjacent areas from potential deleterious impacts of the proposed use. The provisions of the approved plan shall be an ongoing responsibility of the owner of the property. The plan shall also meet the highest standards of the sport for ensuring the safety of users and neighbors. Violation of the provisions shall be grounds for revoking the special land approval following a hearing.”
 - Section 8.14, E: Add the following statement: “Requires a Special Land Use Permit.”
- **Section 8.16 - ESSENTIAL SERVICE:** This section is skipped because the PC needs more information for amending.
- **Section 8.17 – FENCES**
 - Strike “Fences in all districts are subject to the following conditions:”
 - Section 8.17, A: Strike “Fences which enclose property shall not exceed six (6) feet in height measured from the surface of the ground.”
 - Change Section 8.17 – Fences to “Section 8.17 – RESERVED”

Motion Loar, support Isley to accept the edits of Section 8.11 through Section 8.19 of the Working Document of the Zoning Ordinance. **Motion carried**

The Planning Commission will resume their review at Section 8.20 - BUILDING and LANDSCAPE CONTRACTOR’S OFFICES and YARDS

Adjournment

Motion Isley, support Crane to adjourn at 9:30 p.m. **Motion carried**

Next PC Regular Meeting: October 4, 2022

These minutes were prepared by Christine Whited, Clerk.
