

POINT TOWNSHIP SUPERVISORS  
ZONING ORDINANCE & MAP AMENDMENT MEETING  
JANUARY 24<sup>TH</sup>, 2022 AT 6:00PM

The Point Township Board of Supervisors held a Public Hearing meeting at the above date and time at the Point Township Municipal Building and remote access option also offered to public, 759 Ridge Road, Northumberland, PA. Present were: Chairman Randall W. Yoxheimer, Vice Chairman Montie Peters, Supervisor Joseph Stender, Sr., Supervisor Thomas Strouse, Jr., Solicitor Richard J. Shoch, Secretary Amanda McClain, ZEO/SEO Gene Powlus, NEIC Code Inspector Jackie Hart and Planning Consultant Douglas Hovey.

Residents present: Dillan Heiser, Bob Busy, Zach Beaver, Clay Rowe, Terry Eyster, Tim Brosious, Tyson Chappetz, Amy Beaver, Mike McPherson, Coleen Hufnagle, Brian Auman, Tom Fitzgerald, David Menges, Tom Hummel and Helen Peters.

Chairman Yoxheimer welcomed everyone to the meeting and introduced Board and official members present to residents and did summary of Zoning Ordinance history, process and reassured public that very little has changed from ordinance adopted in 1986.

Shoch reminded public to please don safety masks and briefly described procedure for residents if they wished to ask questions or make statements by advising name for public record.

Shoch went on to make following points to be archived on record which are legal requirements under PA Municipal Planning Code:

- 2019 Mass mailing done to all homeowners along proposed corridors with opportunity for comments
- Meeting was advertised twice in Daily Item newspaper (January 7<sup>th</sup> & 22<sup>nd</sup>, 2022)
- Letter was sent to County Planning Commission 12/15/21
- Township Planning and County Planning had 30 day grace period for comment in which no formal comment was made by either
- Attested copy of Ordinance and map were sent to County Law Library 12/31/21
- Zoning officer posted 35 signs along proposed rezoning tracks
- Letter was sent from Township office to property owners in proposed change areas
- Notice of hearing along with Zoning Ordinance and map placed on website

Yoxheimer did overview of changes and the need to upgrade this ordinance to bring 1986 version to date with growing changes in Township. Gave examples of different types of zoning that currently exist: open space, industrial, commercial, agricultural, R1 and R2.

Yoxheimer went on to describe one change that was made was to redesignate two(2) R2 areas as: R2-N which encompasses Nottingham Village (larger parcels) and; R2-K which is Kapp Heights area (higher density)

This was so larger areas cannot be divided up.

Yoxheimer went on to say with society more litigious we strive to keep consistency while providing space for activities, Township needs better outline of what can and cant happen.

Shoch explained special exception change to conditional use due to cost with having a zoning hearing board which includes a separate solicitor, stenographer and special zoning hearing board. Also the Board wants to be answerable to public and be involved in resolutions in lieu of not having an opinion. Yoxheimer cited example with recent noise issue where Board was able to act as an arbitrator to help resolve issue reiterating sometimes conditional use helps in resolving issue.

#### New vs Old Map

For Rte 147: only 3 properties were changed from R1 to Commercial. These properties were close in vicinity to the new Ridge Road and due to CSVT some areas were changed to Highway Commercial and due to it being PennDOT property, there would be no ability to build there. No extensive changes being made, doesn't rule out some changes for the future (i.e. Sheetz, etc.).

For Rte 11: Rte 11 and Montour Ridge create an Industrial zone and Board felt there was no activity in this area for now, still have as Agricultural or Open Space.

On the other side by Strong Industries there is an area being excavated by Central Builders; there were two adjoining areas, 1 zoned industrial, the other commercial. They made the commercial section industrial.

On the Southern end below Zartmans Construction, 3 small pieces of land that were rezoned industrial after the owner approached the Board. It is still able to be farmed as agriculture but now there is room to grow if the opportunity presents itself.

#### Questions/Comments

Terry Eyster had a question regarding the rezoning where he lives in the areas of Old Danville Hwy and Rte 11 going from residential to Hwy commercial. Gene Powlus advised that had been changed several years ago, even though Eyster stated his tax bills still show residential. It was concluded that the tax bill will reflect the usage and not the zoning. When Eyster asked about building a garage, Powlus advised he was still able to have residential setbacks in a highway commercial zone. Shoch advised he would've been grandfathered in to allow for residential use on his property. Eyster asked to find out when exactly that was changed to highway commercial.

Mike McPherson referred to page 9-3, Article 9 for his questions in the proposed zoning ordinance regarding shopping centers requiring 10 acres and for a better definition of shopping center. Questioned if he wanted to put a strip mall in on his property would he be able to do it and under what guidelines would that be under. Cited smaller examples in surrounding areas. Hovey advised it would be a retail permitted use. Shoch advised they will clarify definitions or make a sub-category. Mike questioned facilities being available for that use and conversation ensued briefly about the Sewer Authority and Infrastructure monies.



Tom Fitzgerald of Greenhouse Road questioned the highway commercial zoning surrounding the residential island that makes up their neighborhood. Advised he and his neighbors did not want this zoning to be across the street from their residences. Map was looked at and conversation ensued regarding the displeasures of a gas station or truck stop being in their neighborhood. Fears were squelched regarding an adult bookstore as it would only be permissible in an industrial zone. Property owner was identified and Shoch advised he could reach out and ask the owner what their intentions were with the land and if he wasn't looking to develop it would be a mute issue. Also, that the reason for the meeting was to discuss these things and nothing is a done deal at this point.

Shoch advised there are two ways to go about zoning:

- 1) Landowner petitions for rezoning or
- 2) Board looks at area and possible other or best uses of properties for the Township

No other questions or comments were made.  
Meeting adjourned at 7:45PM.

Respectfully Submitted,

Amanda McClain  
Township Secretary  
Point Township Board of Supervisors

