

POINT TOWNSHIP SUPERVISORS
2nd PUBLIC HEARING
ZONING ORDINANCE & MAP AMENDMENT
MARCH 15th, 2022 AT 7:00PM

The Point Township Board of Supervisors held their 2nd Public Hearing at the above date and time at the Point Township Municipal Building with a remote access option also offered to public, 759 Ridge Road, Northumberland, PA. Present were: Chairman Randall W. Yoxheimer, Vice Chairman Montie Peters, Supervisor James Neitz, Supervisor Thomas Strouse, Jr., Solicitor Richard J. Shoch, Secretary Amanda McClain, NEIC Code Inspector Jackie Hart and Planning Consultant Douglas Hovey.

Residents present: Tom & Suzanne Fitzgerald, Roger & Luanne Kerstetter, Shawn Colescott, Ryan Miller, Christopher Colescott, Mel Moyer, Don Kratzer, Julie Lacks, Mike McPherson and Helen Peters.

Chairman Yoxheimer welcomed everyone to the meeting and introduced Board and official members present to residents and offered a summary of Zoning Ordinance history and amendment process since the time of the current Zoning Ordinance adoption in 1986 and a recap of the first public hearing held on January 24, 2022.

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 made following points to be archived/attached on record which are legal requirements under PA Municipal Planning Code:

- a. Proof of Advertisement – 2 times
- b. Emailing submission and confirmation of receipt to/from County and Township Planning Commissions – No comments received within the 30-day review period
- c. Attested copy sent to Northumberland County Law Library electronically on 2/24/22
- d. Zoning Officer, Gene Powlus, personally posted a total of 35 signs throughout the Township along with tracts proposed to be rezoned
- e. Letter from Township Secretary, with attachments, indicating the property owners to whom a letter was sent notifying them of this Public Hearing (Not actually required by the MPC since it is a comprehensive rezoning)
- f. Acknowledgement the Notice of this hearing was posted, along with a copy of the Proposed 2nd version of the amended Zoning Ordinance and Zoning Map on the Township website

Shoch proceeded with overview of changes from previous meeting, offered copy to attendees titled 'Addendum to December 2021 Proposed Point Township Zoning Ordinance'. (see attached).

Shoch reviewed map with Mr. Fitzgerald regarding the changes made to the Residential area around Greenhouse Road/Blossom Hill, showing it remains a Residential zone not changed to Highway Commercial.

Addressing Mr. McPhersons comments from first hearing on definition clarification of Mini-Mall. (Reference attached addendum)

Received comment from Director of a Local Development Agency to clarify Floodplain Overlay. Recognized possibility of industrial parcels being affected and would be able to add a conditional use. If company was willing to elevate or build up property, Township may allow. Brief explanation by Yoxheimer on 'conditional use' and if usage existed, would rely on Township, Township Engineer and FEMA for guidance with Floodplain guidelines.

Questions/Comments from Public

Tom Fitzgerald expressed appreciation for changes Board made to maintain residential status for him and his neighbors around Blossom Hill. Advised understanding property could eventually be bought and hope to be given same opportunity to give public comments prior to any changes. Questioned additional area zoned Highway commercial near the area across from Gun Shop on Rte. 147. Yoxheimer addressed resident concerns and advised that area was always zoned Highway Commercial and is a common zoning for intersections. Yoxheimer explained rationale with zoning from 1986 to now was to maintain consistency as well allow added flexibility for growth.

Shawn Colescott questioned changing restrictions for solar farms, zoning requirements and 50 acres minimum for undeveloped land. Yoxheimer spoke to issues with including in Residential zones as it comprises a lot of the Township. Yoxheimer advised he will consider in the future, wants people to be able to make good use of their land and will revisit on case-by-case visit.

Shawn also inquired about possible conditional use (i.e., Open Space with a 10-acre minimum). Asked for clarification on Page 4.2/Section 4.4.1.3/Water and Sewage Facilities. Doug Hovey spoke to Cluster definition including joint sewage systems. Chris questioned cost feasibility regarding and requested clarification on minimum acreage for on site well/septic. Yoxheimer mentioned default terminology to meet DEP standards and Doug advised he would add the language in section 4.4.1.3 to include "or by approved on lot system"

No other questions or comments were made.
Meeting adjourned at 7:50PM.

Respectfully Submitted,

Amanda McClain
Township Secretary
Point Township Board of Supervisors