

**Exeter Township
Planning Commission Minutes
March 3, 2020**

Planning Commission chairperson, David Schafer, called the meeting to order at 7:00 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, John Bills, Dan Boggs, David Schafer, William Gay
Leonard Kernyo and Rico Perez
Excused: John Bills

Correction / Approval of Agenda:

- ❖ **Motion: Dan Boggs, 2nd Rico Perez;** To accept the meeting agenda as presented.
Motion carried.

Approval of Minutes:

Two corrections were made to the February 4, 2020 Exeter Township Planning Commission, meeting minutes. In the **Roll Call** section the word "Excused" was deleted. Under the **Old Business** section, in the last sentence, corrected the spelling of the word ...and...

- ❖ **Motion: Leonard Kernyo, 2nd William Gay;** To accept the February 4, 2020 Planning Commission meeting minutes, as corrected.

Motion carried.

First Public Comment:

None

Old Business:

1). Planning commission members read the proposed paragraph # 14 within Section 18.13 which would established the standards for a "Home Business" Special Land Use. The proposed changes to incorporate the new classification of "Home Business" would also be in Section 3 "Definitions" and Section 7.03. The classification of "Artisan Workshop (as found in Section 3 "Definitions" and Section 18.13 "Applications") would be deleted.

Planning commission members discussed the provision limiting the number of "employees" under a "Home Business" land use. It was decided to leave the maximum number of "employees" at 4. Further discussion centered on under what conditions would the cause the business operation to exceed the standards of a "Home Business" land use and be considered as a "Commercial" land use.

In reading the proposed standards, there are several conditional triggers which must be met to be classified as a "Home Business". If these conditional triggers are exceeded or do not apply to the Special Land Use application, the parcel must be re-zoned as "Commercial". It was suggested this should be a decision of the Planning Commission and the proposed ordinance should incorporate this authority to determine if an application (through the scope of the proposed / existing business) qualifies for a classification of "Home Business" or "Commercial".

Other suggested changes within Article 18 included;

- Clarification of Section D "Operational Performance Standards," Paragraph # 1
 - ✓ a better explanation of "Anaerobic Conditions"
 - ✓ a better explanation (who or how) of determines when an "Anaerobic Condition" occurs
- Section F "Rights of Entry and Inspection", Paragraph # 4 delete the word "tape" (as in video tape)

Suggested changes within Article 19 include;

- Include the heading (and sub-headings) of "**Required Review**" (as presented as page 19-2) be created (repeated and printed) on page 19-3 and 19-4
- Section 19.05 "Standards for Site Plan Review", Paragraph # 6 "Hazardous Waste Management" – expand and strengthen these standards
- Section 19.09 "Performance Guarantees" – does the township have any recourse if the primary bond holder fails ?

Planning Commission members will review and be ready to discuss Article 22 and 23 at the April planning commission meeting.

New Business

None

Second Public Comment

1).The next regularly scheduled meeting will be held Tuesday, April 7, 2020 at the Exeter Township Hall beginning at 7:00 pm.

- ❖ **Motion: Roger Bezek, 2nd William Gay:** To adjourn meeting. **Motion carried.**
The meeting was adjourned at 9:15 pm.

Respectfully submitted, _____
Roger Bezek, secretary
Exeter Township Planning Commission