

NORTH EAST TOWNSHIP PLANNING COMMISSION
September 3, 2024
Meeting Minutes

Call to Order: Vern called the meeting to order at 7:00 PM. Present were Char, Matt and Jay. LeAnn and Dennis were excused. Also present was Supervisor Russ LaFuria.

Minutes of August 5, 2024, meeting: Char motioned for approval, Matt seconded; approved.

Old Business: None Matt asked about the status of the solar project proposed for Remington Road. PC placed the project on hold at our last meeting due to the absence of Matt and Dennis, who had spent so much time studying the subject. Matt mentioned that he might not be here in October, Vern also may not be present in October. Jay mentioned that the developers are not ready to return just yet, so we agreed that they should try for the November meeting at the earliest.

New Business: None

Variance Hearings: No variances

Discussions: Supervisor Russ LaFuria discussed some issues after his review of the proposed updated zoning ordinance. After complimenting the PC on the time and effort put into the updating of the zoning code, Russ presented several suggestions/thoughts:

- The ordinance expanded from eighty-nine pages to 222 pages. Seventy-one of these additional pages were added definitions, the Conservation Subdivision section, the solar and wind sections, and the new Mixed-Use District.
- Russ fears over-regulating and creating more hindrances for development. We mentioned that the County had used a format that they are using for all Erie County municipalities as they update their zoning codes. In addition, John McGranor added provisions to ensure that we comply with the Municipal Planning Code and other state and federal regulations that have been added or changed since our current code was approved. Also, the County is trying to protect the Township from future liabilities.
- The update requires permits for fences over two' in height; currently no permit is required.
- Update requires sheds to meet three requirements.
- Demolition permits will require certification that the utilities are disconnected. This is a safety issue.
- The Conditional Use section does not include the application form. It should be added.
- There is no Permitted Use Table that shows the hierarchy of uses. Russ felt that that Table was helpful to him.
- Buffering may be a bit excessive and costly to developers. We reminded Russ that there is a provision for the Supervisors or PC to reduce the requirements on a case-by-case basis.
- The Sign section expanded. We emphasized that the County was removing all references to "content," as that is a hot issue and illegal to base decisions on (freedom of speech) and that the changes were primarily for the legal protection of the Township.

- Russ asked if the Conservation Subdivision section should only be in the SALDO. We mentioned that the County told us to place it here and reference it in the SALDO.

Jay mentioned that the County has reviewed the proposed update and is fine with it.

The Solicitor's office also reviewed it and has some comments, nothing serious.

We were reminded that until the Supervisors hold the public hearing and approve the update, the current zoning code applies.

With no further business, Char motioned for adjournment.