

MEETING MINUTES

DATE: January 22, 2015

SUBJECT: Howe Twp. Zoning Ordinance Stakeholder Meeting #1

LOCATION: Red Hill Community Center

ATTENDEES:

NAME	COMPANY	PHONE	E-MAIL
Earl Solomon	Howe Township BOS		lilboots@live.com
Dale W. Beaver	Howe Township BOS		dabeav@embarqmail.com
Gary Kanaskie	Howe Township BOS		donnaandgary@embarqmail.com
Nancy Cangoli	Howe Township		howetwp@pa.net
✓ Kathy Donahey	Howe Township PC		kathydonahey@yahoo.com
✓ Terry Heller	Howe Township PC		HHH@pa.net
Bob Hart	Howe Township Zoning		wattszoning@yahoo.com
Jamie Keener	HRG	717-836-9923	jkeener@hrg-inc.com
Randy Kessler	Resident		

- A. Attendees – See Attached Sign-in Sheet
- B. Article 1 – No significant changes. Updated MPC reference.
- C. Article 2 – Definitions – Jamie Keener provided a copy of the draft definitions and reviewed them. The definitions in green highlight represent definitions from the MPC that were added or updated. Definitions in yellow highlight will be revisited for either moving to a new section or for further consideration as regulations are modified. Reference to un-included definitions shall be made all caps and bold.
- D. Future Land Use Map - Jamie Keener presented a draft of the Future Land Use plan. The group discussed the Use areas and recommended some changes
 1. Remove Industrial. Make west portion Agriculture
 2. Expand Mixed Use area to include two eastern parcels of Industrial
 3. Remove narrow Residential area along Bucks Valley Road
- E. Draft Zoning Map – Jamie Keener presented a draft Zoning Map. Similar zoning boundary changes were recommended to be consistent with the Future Land Use Map.
- F. Village/Mixed Use exercise – Jamie Keener presented a sketch of a potential layout for a Mixed Use District showing a proposed road from Red Hill Road to Shortcut Road along an

existing dirt lane. It would be interconnected with Church Road via a road south of the church. Uses permitted in the MU district could include residences, retail, service, office, civic, park & recreation. A Township building and a Township park could be significant amenities to attract individuals to the "village". The concept seemed to be of interest to the group, understanding that it could be 30 years until it is realized. Jamie Keener will modify the Zoning Map to expand the Mixed Use district as discussed and add a Mixed Use Article in the Zoning Ordinance with regulations directed at achieving a village center in the future as new development is realized.

G. Districts – The group identified the various uses that should be permitted by right in the various zoning districts. Additional discussion will be needed to determine what uses might be permitted by Conditional Use, or by Special Exception (may not wish to do SE).

H. Next steps

1. Review revised Draft Zoning Map
2. Articles 3-10 - Districts
3. Article 4 - General Regulations

Stakeholder Meeting #2 – February 26, 2015 at 6:30 PM at the Red Hill Community Center.

We believe these minutes accurately reflect the items discussed at the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Respectfully submitted,

Herbert, Rowland & Grubic, Inc.



Jamie B. Keener, AICP

JBK/pk

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c: All Attendees