

MEETING MINUTES

DATE: April 23, 2015

SUBJECT: Howe Twp. Zoning Ordinance Stakeholder Meeting #4

LOCATION: Howe Township Municipal Building

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
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
Cody Lytle	HRG		clytle@hrg-inc.com

- A. Attendees – See Attached Sign-in Sheet
- B. Watson Visit – Jamie Keener discussed his visit with the Watsons. They would like to maintain flexibility in their ability to develop their parcel similar to what they currently have. They would like to be able to develop it as an industrial use, but would be open for other uses to consider. JK mentioned an Assisted Living facility which garnered some interest by the Watsons. Roger likes the idea of a new intersection between Tractor Supply and PPL. JK showed them the sketch plan that has been developed to show a Village Center concept. Future development of their parcel should be consistent with and not contrary to a Village Center type development.
- The Watson's seemed to be in agreement with the sketch plan, but will reserve final judgement at public meeting when draft zoning is presented.
- C. Mixed Use Overlay vs. Village Center District – After discussion with the Planning Team, it was decided that the “overlay” would be difficult to manage and decided on establishing a Village Center District (see attached Draft Zoning Map)
- D. Table of Contents – JK will update the TC based on the Use changes this month, and will incorporate some of the miscellaneous regulations into the General Regulations section as discussed.
- E. Manufactured/Mobile Home vs. Sectional or Modular Home – The definitions were discussed and it was determined that the definition of a Sectional or Modular Home would be

added to the Definitions Section of the ordinance for clarification. No future action or regulation is required for a sectional or modular home, as it is just a type of construction and not a regulated use.

- F. Agritainment – Dale Beaver presented information from PSU Agricultural Extension office relative to agritainment. The planning team discussed the issue and decided that a definition of Agritainment will be added to the ordinance and regulations will be developed to appropriately regulate the use. Issues to consider include: lighting, sewer, noise, time of operation, parking, setback from residential/other uses, etc. The use will be a Conditional Use in districts yet to be determined.
- G. Parking Requirements – JK presented a table of “Minimum Parking Spaces” for consideration. Bob Hart will review and provided recommendations to the planning team at the next meeting. The Parking Regulations were briefly discussed. Handicap parking requirements are to be reviewed for consistency with the ADA.
- H. JK handed out drafts of the Supplemental Use Regulations and the General Regulations for review by the planning team prior to the next meeting.
- I. JK to confirm “unlicensed vehicles” and “dumping” are adequately addressed.
- J. Next steps
 - 1. Confirm Parking Regulations
 - 2. Review Supplemental Use Regulations
 - 3. Review General Regulations

Stakeholder Meeting #5 – May 28, 2015 at 6:30 PM at the Howe Township Municipal Building.

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