

**FREEDOM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 18, 2019
7:00 P.M.**

PLANNING COMMISSIONERS

Kim Beckett, Secretary
John Sica
Edward Buchheit, Jr.

TOWNSHIP OFFICIALS PRESENT

Zachary Gulden, Township Manager
Harlan Lawson, Adams County Planning Dept.

MEMBERS OF THE PUBLIC PRESENT

Mary Buchheit

CALL TO ORDER

Secretary Beckett called the Planning Commission's Meeting to order at 7:00 p.m.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Mr. Sica made a **MOTION** to approve the Minutes of the December 4, 2019 meeting. The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (3-0).

OLD BUSINESS

A. Zoning Ordinance Update Discussion

Mr. Lawson explained the changes that he made to Township's zoning ordinance, which included:

- Created a table of uses, which lists uses permitted by right (P), special exceptions (SE), conditional uses (CU), or permitted as an accessory to the principal use (ACC). The majority of the uses have specific use standards.
- Added the following new uses with use specific standards: Agricultural Tourism Operation, Banquet Hall, Farm Worker Housing, Group Home, Halfway House, Home Occupation, Hospital, Medical Marijuana Dispensary Facility, Medical Marijuana Transport Vehicle Office, Medical Office or Clinic, No-Impact Home-Based Business, Retreat, Rural Events Venue, Solar Farm, Tasting Room / Winery / Cidery / Brewery / Distillery, and Vacation Rental.
- Removed the "Quarters for Watchman and Caretakers" use.
- Article 3 – Added and updated language for Alterations, Reconstruction, Extension,

Expansion, and Enlargement of Nonconforming Uses.

- Specific Zoning Districts – alphabetized, organized, and restructured.
- Article 12 – simplified the floodplain overlay language and added the airport overlay language.
- Added page numbers to the overall document.
- Article 13 – added specific use standards.
- Article 15 – the signs section has been completely rewritten due to a recent federal court case.

Secretary Beckett asked if the zoning ordinance will regulate commercial landscaping to ensure shrubs are not planted within the clear site triangle. Mr. Lawson said that would be regulated in the Subdivision and Land Development Ordinance, but he will make sure to add language that prohibits site disruptions within the internal parking lot as well.

Mr. Buchheit asked if the Township can require cisterns with drywells for commercial structures to help with firefighting. Mr. Lawson stated he will ask others in his department.

Mr. Gulden asked the Board if they would be interested in requiring Level 2 EV stations and bicycle racks per so many parking spaces for commercial/industrial/institutional properties. For example, requiring 1 Level 2 EV station per 100 parking spots. The Board agreed. Mr. Sica said it's a public policy statement that the Township is green. Mr. Lawson said he will add standards.

Mr. Lawson said there is still work to be done on his end that includes:

- Grammatical corrections.
- Article 15 – add definitions.
- Add the Forestry use by right in all districts.
- Add Wireless Telecommunication Facility use standards and add the use in certain districts.
- Per a request from the Township Manager, eliminate Special Exception uses and replace with Condition Uses. Mr. Lawson said he supports the change.
- Add accessory apartments as permitted uses by right in all residential districts.
- Add municipal facilities as permitted uses by right in all districts.
- Add an expiration date to conditional use approval.

Mr. Gulden stated the Mixed Use District is the Township's designated growth area per the Township's Comprehensive Plan and asked if the Board would like to see more permitted uses in that district such as: technology center, community college, distribution warehouse, business and professional offices, etc. The Board agreed, but would like to put a cap on square footage for the distribution warehouse use – somewhere around the square footage of the old Herff Jones

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business Mr. Buchheit made a **MOTION** to adjourn. The Motion was **SECONDED** by Mr. Sica. Secretary Beckett adjourned the meeting at 8:04 p.m.