

**FREEDOM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 02, 2018
7:00 P.M.**

PLANNING COMMISSIONERS

Wayne Belt, Chairperson
Paul Sharrer, Vice-Chairperson
Kim Beckett, Secretary
John Sica
Edward Buchheit, Jr.

TOWNSHIP OFFICIALS - PRESENT

Zachary Gulden, Township Manager

MEMBERS OF THE PUBLIC - PRESENT

Mary Buchheit & Paul Kellett

CALL TO ORDER

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

PUBLIC COMMENT

None

APPROVAL OF THE APRIL 04, 2018 MINUTES

Chair Belt called for the approval of the Minutes of the April 04, 2018 Planning Commission's Meeting. Vice-Chair Sharrer made a **MOTION** to approve the Minutes of the April 04, 2018 meeting. The **MOTION** was **SECONDED** by Secretary Beckett. The motion carried unanimously (5-0).

OLD BUSINESS

Mr. Gulden said that the Zoning Text Amendment 2018-02, which the Planning Commission previously recommended approval of on April 4th, will be before the Board of Supervisors on May 9th and any Board members are welcome to attend to answer any questions the Supervisors may have.

NEW BUSINESS

A. New Planning Commission member – The Board of Supervisors appointed Mr. Ed Buchheit to a term that expires in January of 2022.

Chair Belt and the Board welcomed Mr. Buchheit to the Planning Commission.

B. Recommendation on the Southwest Joint Comprehensive Plan.

Mr. Kellett said that the Adams County Planning Commission provided a summary of the differences and similarities between the current Freedom Township Comprehensive Plan and the proposed Southwest Joint Comprehensive Plan. Mr. Gulden said the summary was just sent to him by email today, and he provided a copy to each Board member before the meeting. Mr. Kellett said there are not a lot of differences in the two plans. He said the Southwest Joint Comprehensive Plan does provide a recreational study for Freedom Township and the surrounding areas. The study did note that the Township does have a deficiency in parks and recreation. This study would allow the Board of Supervisors to enact a new recreational fee for all new developments in order to fund parks and recreation in the future. Mr. Kellett said the Township would not have to complete a new recreational study if they adopt the Southwest Joint Comprehensive Plan, which would cost well over \$75,000.

Mr. Kellett said that a Comprehensive Plan does not have teeth, meaning it does not contractually obligate the Township into enacting recommendations from the proposed Southwest Joint Comprehensive Plan. It shows us where we are and where we might be going. He said the Zoning Ordinance (ZO) and Subdivision Land Development Ordinance (SALDO) are the documents that have standing in court. The Adams County Planning Commission is willing to help Freedom Township update its ZO and SALDO, but they have requested that we update our Comprehensive Plan first. The Pennsylvania Municipal Planning Code (MPC) recommends municipalities update their Comprehensive Plan at least once every ten years. The current Comprehensive Plan is over 25 years old.

Chair Belt asked if Mr. Kellett recommends that the Planning Commission recommend approval of the Southwest Joint Comprehensive Plan. Mr. Kellett said yes.

Mr. Buchheit asked what would happen if the Township did not adopt a new Comprehensive Plan. Mr. Gulden said that the Adams County Planning Commission is strongly recommending that we update the Comprehensive Plan before they help us update the ZO and SALDO. They may not help if we do not complete the update. Chair Belt said it would be very costly for the Township to create a new Comprehensive Plan. Mr. Gulden said it would cost tens of thousands of dollars for the Township to solely update the Comprehensive Plan, ZO, and SALDO.

Ms. Buchheit asked if all of the Townships mentioned in the Southwest Joint Comprehensive Plan shared the costs when it was first drafted. Mr. Gulden said yes. Mr. Kellett said Freedom Township's original share in developing this plan was \$200.00, because of grant money and shared costs. Mr. Kellett said it took over eight months to develop the plan.

Chair Belt said he does not like that the proposed plan mentions the Mason Dixon Country Club on page 4.4. He said the Board recommended approval of the proposed Zoning Text Amendment 2018-02 in order change prior uses in that area, and he does not like that the old development is mentioned in this new document. Mr. Gulden said the proposed Comprehensive Plan designates that area in the Mixed Use Zoning District as the Primary Designated Growth Area. Mr. Kellett

said during the time the Southwest Joint Comprehensive Plan was drafted, the Mason Dixon County Club proposal was still active; therefore, the County used their name to explain where the Primary Designated Growth Area was located. He said the Township's ZO takes precedence over the proposed Comprehensive Plan. Chair Belt said he agrees that the area where the Mixon Dixon Country Club was proposed is a good location for the Primary Designated Growth Area of the Township. Mr. Buchheit asked if they could make changes to the proposed Comprehensive Plan or would it have to go back before all of the other municipalities for their approval. Mr. Gulden said it would need County and the other municipalities' approval if there were changes made to the document.

Vice-Chair Sharrer asked if Mason Dixon Country Club's prior approvals were still valid. Mr. Gulden said that it was only valid for five years from the day it was approved, and those five years have long passed.

Chair Belt asked why the previous Board of Supervisors rejected the Southwest Joint Comprehensive Plan when it was proposed in 2015. Mr. Kellett said he believes there was an impression that the Comprehensive Plan would lead to a joint zoning plan between the neighboring municipalities. Chair Belt asked if approval of this plan would lead to joint zoning. Mr. Kellett said he does not believe it will lead to joint zoning.

Mr. Gulden explained some of the possible changes that could occur based on recommendations from the Southwest Joint Comprehensive Plan:

- Zoning Ordinance update
- Subdivision and Land Development Ordinance update
- Fire and emergency medical service regionalization
- Increase in parks and recreation paid for by a recreation fee

Chair Belt made a **MOTION** to recommend approval the Southwest Joint Comprehensive Plan. The **MOTION** was **SECONDED** by Vice-Chair Sharrer. The motion carried unanimously (5-0).

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business Chair Belt made a **MOTION** to adjourn. The Motion was **SECONDED** by Secretary Beckett. Chair Belt adjourned the meeting at 7:56 p.m.