

**FREEDOM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 22, 2019
7:00 P.M.**

PLANNING COMMISSIONERS

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

TOWNSHIP OFFICIALS PRESENT

Zachary Gulden, Township Manager
Robert Thaeler, Adams County Planning Dept.

MEMBERS OF THE PUBLIC PRESENT

Mary Buchheit, Charles Melhock, Sharon Melhock, Ronald Hagerman, Paul Kellett, Susanne Motks, Sherry Rogfirst, & Paula Jergs

CALL TO ORDER

Chair Belt 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 table the Minutes of the April 24, 2019 meeting. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

OLD BUSINESS

A. Zoning Ordinance Update Discussion.

Mr. Thaeler stated as a continuation of the Character Analysis distributed on March 27, 2019, the staff at the Adams County Office of Planning and Development has gathered a few broad zoning scenarios that could exist harmoniously within the types of character areas previously described. As previously mentioned, identifying Character Areas help a municipality determine the types of zoning districts that may be suitable for a setting. This exercise was designed with the intention of connecting different settings within Freedom Township to possible zoning approaches within these settings.

How to read:

1. Each character area is listed in **Bold Red** directly followed by the approach

recommended for this setting in the Southwest Adams Joint Comprehensive Plan.

2. This is followed by zoning scenarios listed in **Blue**, each including a description of its intent.

Agricultural Landscape

The Southwest Joint Comprehensive Plan includes the agricultural lands of Freedom Township within the Rural Conservation Future Land Use category. This category recommends the retention of current rural conditions observed in areas located outside the designated growth boundary area. Some areas within this landscape have already been conserved through conservation easements and other techniques. The Freedom Township Zoning Ordinance can also include zoning district standards which retain agricultural uses.

Agricultural Preservation

This type of district could be designed to protect and stabilize agriculture as an on-going economic activity within appropriate areas of Freedom Township by generally permitting only those land uses and activities which the agricultural in nature or act in direct support thereof. By its nature, this district would discourage development from occurring on prime farm lands, protect agricultural operations from incompatibilities uses which may adversely affect customary agricultural practices, and provide a range of opportunities for farmers to engage in direct marketing to consumers.

An agricultural preservation zoning district typically includes a sliding-scale, which determines the number of lots that can be subdivided from a given property. The current Agricultural (AG) District is an example of this type of zoning district.

Land Conservation

This type of district could be designed to retain the rural character of scenic qualities in areas of Freedom Township that have already experienced low density, large lot residential development. This district would also allow for additional low density residential development in rural areas of Freedom Township where extensive active agricultural uses have either not developed or are transitioning away from agricultural uses to some other form of rural use.

A land conservation district model typically is based around establishing a maximum development density, often, for example, 1 dwelling unit for every 5 acres. A variety of lot configurations are typically permitted, and the district typically includes language focused on conserving natural and rural features. The current Rural Conservation (RC) District is an example of this type of zoning district (at least with respect to permitted density).

Rural Residential

This type of district could be designed to retain and enhance the various lower density residential neighborhoods that have developed in a variety of settings in Freedom Township. This district would include dimensional standards and allow a range of uses mirroring those already established in these areas.

Rural Landscape - Housing

The Southwest Adams Joint Comprehensive Plan includes the agricultural lands of Freedom Township within the Rural Conservation Future Land Use category. This category recommends the retention of current rural conditions observed in areas located outside the designated growth boundary area. While many rural features exist in this setting, this is the area within Freedom Township which has experienced many large-lot residential subdivisions over the past several decades. The zoning ordinance could include a district and standards to retain this area as it has developed.

Agricultural Preservation

This type of district could be designed to protect and stabilize agriculture as an on-going economic activity within appropriate areas of Freedom Township by generally permitting only those land uses and activities which are agricultural in nature or act in direct support thereof. By its nature, this district would discourage development from occurring on prime farm lands, protect agricultural operations from incompatible uses which may adversely affect customary agricultural practices, and provide a range of opportunities for farmers to engage in direct marketing to consumers.

An agricultural preservation zoning district typically includes a sliding-scale, which determines the number of lots that can be subdivided from a given property. The current Agricultural (AG) District is an example of this type of zoning district.

Land Conservation

This type of district could be designed to retain the rural character and scenic qualities in areas of Freedom Township that have already experienced low-density, large lot residential development. This district would also allow for additional low-density residential development in rural areas of Freedom Township where extensive active agricultural uses have either not developed or are transitioning away from agricultural uses to some other form of rural use.

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Rural Residential

This type of district could be designed to retain and enhance the various lower density residential neighborhoods that have developed in a variety of settings in Freedom Township. This district would include dimensional standards and allow a range of uses mirroring those already established in these areas.

Rural Landscape – Forested (Outside SWJCP Designated Growth Area)

The Southwest Adams Joint Comprehensive Plan (SWJCP) includes the agricultural lands of

Freedom Township within the Rural Conservation Future Land Use category. This category recommends the retention of current rural conditions observed in areas located outside the designated growth boundary area. These areas include agricultural lands but feature a higher proportion of forested and natural features when compared to other agricultural areas of the township. The zoning ordinance could include a district and standards designed to retain the forested and natural features that characterize this setting.

Agricultural Preservation

This type of district could be designed to protect and stabilize agriculture as an on-going economic activity within appropriate areas of Freedom Township by generally permitting only those land uses and activities which are agricultural in nature or act in direct support thereof. By its nature, this district would discourage development from occurring on prime farm lands, protect agricultural operations from incompatible uses which may adversely affect customary agricultural practices, and provide a range of opportunities for farmers to engage in direct marketing to consumers.

An agricultural preservation zoning district typically includes a sliding-scale, which determines the number of lots that can be subdivided from a given property. The current Agricultural (AG) District is an example of this type of zoning district.

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A land conservation district model typically is based around establishing a maximum development density, often, for example, 1 dwelling unit for every 5 acres. A variety of lot configurations are typically permitted, and the district typically includes language focused on conserving natural and rural features. The current Rural Conservation (RC) District is an example of this type of zoning district (at least with respect to permitted density).

Rural Residential

This type of district could be designed to retain and enhance the various lower density residential neighborhoods that have developed in a variety of settings in Freedom Township. This district would include dimensional standards and allow a range of uses mirroring those already established in these areas.

Rural Landscape – Forested (Inside SWJCP Designated Growth Area)

The Southwest Adams Joint Comprehensive Plan includes a component of the Rural Landscape within the Emmitsburg Road / US Route 15 Interchange Primary Designated Growth Area. The Comprehensive Plan suggests that development should be accommodated in this area. More

specifically, the Future Land Use Plan includes this setting in the Mixed-Use category which suggests a mix of primarily residential and supporting commercial and employment uses. The mixed-use category reflected Freedom Township's previous and longstanding policy of accommodating a golf course community in this location. Since it seems the golf course community is no longer anticipated, the Township could evaluate a range of mixtures of uses and development patterns that might be suited for this area.

Village Mixed-Use

This type of district could be designed to provide for a variety of dwelling types that precludes any one dwelling unit type from dominating the streetscape while encouraging the appropriate development of limited, community-serving commercial uses. Optionally, village design standards could be implemented, including building placement, landscaping, and parking placement standards, which could give Freedom Township a degree of design control over the layout of this setting.

Recreation Oriented Residential Development

This district could host primarily residential uses in a layout centered or focused around a recreational component such as golf, tennis, hiking, or biking. This district would allow flexibility of residential unit types, density, and mixes in order to provide the recreation facilities necessary open-space system for their function.

Suburban Style Residential

This district would be predominately comprised of single-family housing on small lots, providing each housing unit with a front and back yard. This type of district would encourage the construction of new access drives in a layout that resembles a suburban residential neighborhood.

Commercial / Business Park

This type of district would encourage the development of most commercial uses of various intensities on a campus like setting with an internal street layout. This development pattern would contain buildings not fronting internal streets, common landscaping approaches, and possible common architectural approaches.

Manufacturing and Industrial Park

This type of district would encourage the development of light manufacturing uses, which are typically defined as light industrial operations in which the processing, fabricating, assembly or disassembly of items takes place wholly within an enclosed building. This development pattern would contain buildings not fronting internal streets and common landscaping approaches.

Rural Corridor

The Southwest Joint Comprehensive Plan includes the Emmitsburg Road corridor within the Emmitsburg Road / US Route 15 Interchange Primary Designated Growth Area. The Comprehensive Plan suggests that development should be accommodated in this area. More specifically, the Future Land Use Plan includes this setting in the Mixed-Use, Industrial, and

Commercial categories. Accordingly, the corridor could accommodate a range of commercial and employment uses.

General Commercial

This type of district could be designed to permit a broad range of retail sales and office commercial services in close proximity to existing primary roads. The increased intensity of commercial uses allowed in this district can be mitigated with increased landscaping standards, ensuring this district's compatibility with the rest of the Township.

Mixed-Use Corridor

This type of district could be designed to accommodate a variety of residential, institutional, and small business and commercial uses. This district would be drafted in a way that access to and from these uses would be managed to protect public safety and maintain the current regional transportation function of these corridors.

Highway Interchange-Focused

This type of district could be designed to accommodate commercial uses and higher-density forms of housing within close proximity to the Route 15/Emmitsburg Road interchange.

Employment/Industrial

This type of district could be designed to accommodate employment, manufacturing, and industrial uses on individual parcels along the corridor.

Mr. Thaeler asked the Board to consider these options before the next meeting.

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENT

Mr. Melhock cautioned against mixed use development and suggested a small commercial business park in the designated growth area.

ADJOURNMENT

There being no further business Chair Belt made a **MOTION** to adjourn. The Motion was **SECONDED** by Mr. Buchheit. Chair Belt adjourned the meeting at 9:00 p.m.