

## Alsace Township Planning Commission Meeting

June 2, 2022

The Meeting of the Alsace Township Planning Commission was called to order at 7:00 p.m. on Thursday, June 2, 2022 by Zack Moore, Chairperson. Members in attendance were Charlie Keller, Nate Pletscher, Brian Weidner, and Marybeth Butchko. Also attending were Michael Reinert, Twp. Engineer, and Jan Moore, Township Business Manager.

**Approval of Minutes:** Motion made by Brian Weidner, seconded by Charlie Keller, to approve the minutes for January 6, 2022. Motion carried.

### **Subdivisions:**

*64 Silver Swallow Road zoning variance-* John Hoffert, Engineer, represented this zoning variance. Owners are requesting relief from the current 75' building setback to a 50' setback. Mr. Hoffert noted that all surrounding homes are non-conforming as they are less than a 75' bldg. setback. Mr. Reinert confirmed this information. Members agreed no further feedback was needed. Brian Weidner made a motion to recommend for approval the requested zoning variance to the Board of Supervisors, seconded by Marybeth Butchko. Motion carried.

*152 Bingaman Road Project-* John Hoffert, Engineer, represented this projected subdivision. He presented revised plans to address Mr. Reinert's comments from May 20, 2022, on the originally submitted plans. The owner would like to annex parcel A onto his property, parcel B. 4.60 acres will be used for a future one-building lot. To comply with township ordinances the numbered comments were addressed: 1. 49% of the property is sloped so no adjusted gross estimate needed; 2. Existing structure will be removed; 3. Plans have been corrected. Regarding SALDO, there are three waivers concerning numbers 6, 8, and 10. All will be noted on plan for future building to grant these waivers. Motion was made by Charlie Keller, seconded by Nate Pletscher, to approve the requested waivers of the SALDO based on the Hoffert waiver letter dated May 27, 2022. All in favor, motion approved.

*348 Old State Wines Land Development-* John Michalowski, property owner, and Dan Laudenslager, Engineer, represented this project. Discussion of the proposed wine tasting venue addressed comments from Mr. Reinert's May 31, 2022 letter. Until the updated Alsace Township Zoning Ordinance is passed, this project does not meet the current Ordinance and would need a variance from the Township Zoning board. As currently written, a wine tasting venue must be an accessory business to an existing agricultural business. At present, no land is used for a vineyard on this property. Mr. Moore answered a timeline request with 3-6 months, minimum to obtain zoning relief and/or amend the zoning ordinance. The applicant will decide whether they will seek zoning relief or await the zoning amendment adoption. Plan was tabled with no action.

### **Zoning Ordinance Draft Proposal:**

Mr. Jan Moore presented the Planning Commission with the Township's response to BCPC's letter regarding the zoning ordinance proposal. He has provided the following proposed changes for these meeting minutes:

#### *Planning Commission Line Items from 6/2/22 Meeting:*

1. Add Winery, distillery, Micro - distillery as principal uses by right in R-2, R-3, R-4 & C-1 Districts
2. Change Section 605-M. A.1. to require a minimum lot area of 5 acres  
Change Section 605-J.E.1. to require a minimum of 5 acres
3. Remove the requirement of a Land Development plan from Section 605-M.B.6
4. Remove reference to Appendix A in Section 647
5. Remove Brew Pub from the definitions section of the ordinance

6. Added verbiage to section 617 that a fence can act as a visual screen
7. Remove Total of 2 sides verbiage from Section 423A
8. Re-Letter Section 614 in the correct alphabetical order
9. Revise Section 614 I.1 to state, except official traffic or road name signs
10. Revise Section 614.J.6&7 to refer to Section 808 and not 902
11. Revise R-3, R-4 to state that minimum lot size is 2 acres without public sewer
12. Added verbiage to Section 603 B to state that, Species categorized as Invasive Species by the USDA shall not be used as a screening or privacy fence or planted within thirty feet (30') of a lot line. Invasive species must also be maintained as to not encroach into the thirty-foot (30') lot line buffer.
13. Remove residential use verbiage of 15% of lot coverage in Section 503 B and use Lot coverage of 60% for all uses.
14. Remove item 6 from Section 605-J.D

Mr. Reinert will review the above changes and revise Section 605-M, B-2, for consistency. Mr. Reinert has also been directed to prepare the draft zoning amendment for resubmission back to the County Planning Commission.

Brian Weidner made a motion to adjourn at 7:54p.m., seconded by Marybeth Butchko, and the motion carried.

Respectfully submitted,

Marybeth Butchko