



**EAST ALLEN TOWNSHIP  
PLANNING COMMISSION**

**January 18, 2024  
1:00 PM**

**CALL TO ORDER:**

The meeting was called to order at 1:10 PM by Chairperson R. Mills.

**ROLL CALL:**

Present were Commissioner, R. Mills; Commissioner, M. Chamberlain; Commissioner T. Long; Township Solicitor, J. Piperato, III; Township Engineer, J. Milot; Township Zoning Officer, T. Weis; Township Manager, B. Green; and Township Secretary, K. Hall. Commissioner, A. Hemming arrived at 1:39 PM  
Absent was Commissioner, N. Daniel

**APPROVAL OF MINUTES:**

The minutes of November 16, 2023 were tabled.

A motion to approve the minutes December 7, 2023 was made by T. Long. Seconded by M. Chamberlain. VOTE: M. Chamberlain, yes; T. Long, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.

**PUBLIC COMMENT:**

**BUSINESS BEFORE THE COMMISSION:**

**1. DISCUSSION ON ZONING ORDINANCES**

S. Dellinger handed samples of special event ordinances from other Townships to the Commission. M. Chamberlain questioned the commission on acting on parts of the ordinance at a time instead of the whole ordinance. B. Green described the process of a Zoning amendment. Discussion on individual approvals and group approvals ensued. S. Dellinger reviewed and described the special even ordinances given to the Commission. Discussion on community events, such as yard sales, and stand alone ordinances, including special events, ensued. The discussion led to special events on farms in the Township and the different events held in each location. The Commission in review of the Ordinance discussed the current Zoning Ordinance on warehousing. M. Chamberlain asked the professional staff about the differences

between a warehouse, logistic center, and distribution center. T. Long mentioned a distribution center. J. Piperato and J. Milot described the issue in separating the definitions and specifications needed in the Ordinance and recommended each be within the same definition and limited to a certain zoning district. Discussion on the current zoning of a warehouse, fulfillment center, logistic center, and distribution center in the Township ensued. The Commission reviewed the current Zoning map. The professional staff recommended that the warehouse ordinance should not be in the Planned Commercial-1 zoning district due to the limitations, but a warehouse could be possible through conditional approval in the Light Industrial Business Park zoning district. Discussion on set backs and buffers ensued. The Commission recommended J. Milot review the Subdivision and Land Development Ordinance compared to the current Zoning Ordinance for any nuisance waivers that continually come to the Commission. The Commission asked J. Milot to look at the queuing ordinance criteria. Discussion on doors, windows, and noise ensued. A. Hemming asked J. Milot about traffic studies for plans and discussion on the studies and parking on plans ensued. T. Long brought up the de-icing stations some warehouses have.

**PUBLIC COMMENT:**

There was no public comment.

**ADJOURNMENT:**

A motion to adjourn at 3:14 PM was made by M. Chamberlain. Seconded by A. Hemming. VOTE: M. Chamberlain, yes; T. Long, yes; A. Hemming, yes; R. Mills, yes. ALL IN FAVOR. MOTION CARRIED.