

**EAST ALLEN TOWNSHIP
PLANNING COMMISSION**

**November 16, 2023
1:00 PM**

CALL TO ORDER:

The meeting was called to order at 1:05 PM by Chairperson R. Mills.

ROLL CALL:

Present were Chairperson, R. Mills; Secretary, T. Long; Commissioner, M. Chamberlain; Township Engineer, J. Milot; Township Planner, S. Dellinger; Township Solicitor, J. Piperato, III; Township Zoning Officer, T. Weis; and Township Secretary, K. Hall

Absent were Vice Chairperson, A. Hemming; Commissioner, N. Daniel; Township Engineer, J. Smith and Township Manager, B. Green.

PUBLIC COMMENT:

There was no public comment.

BUSINESS BEFORE THE COMMISSION:

1. DISCUSSION ON ZONING ORDINANCES

S. Dellinger described and reviewed the attachments given to the Commission. M. Chamberlain commented on the details of the attachment and that many proposed ordinances were more specific and detailed than the current ordinance. R. Mills stated that a more detailed ordinance is more ideal, with agreement from J. Milot. The Board reviewed and discussed the proposed ordinances. J. Piperato voiced concerns on limiting weddings and other certain limitations in the agricultural district. Discussion on imposing limitation on certain uses and the use of conditional uses compared to special exceptions ensued. The Commission reviewed and questioned short term housing, noise nuisances, fireworks on property and the current zoning. T. Long asked for clarity on the definition of a family and possibly imposed restrictions. Discussion on what a family is and what is protected by the law ensued. S. Dellinger described accessory apartments and would change Item D on page 5 of the attachment given to the Commission to applicant/owner. Concerns of restrictions, septic, and wells on accessory dwellings were discussed. The commission clarified the types of accessory dwellings as within, onto/attached, and separate with each having limitations. The commission reviewed the section of the attachment about wineries, breweries, and distilleries. Discussion on public activities, special events, and limitations based on zone ensued. S. Dellinger described other communities and the steps taken.

PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT:

A motion to adjourn at 2:57 PM was made by T. Long. Seconded by M. Chamberlain.
VOTE: M. Chamberlain, yes; T. Long, yes; R. Mills, yes. ALL IN FAVOR. MOTION
CARRIED.