

The March 28, 2019 Meeting of the Weisenberg Township Planning Commission was called to order by Chair-Person Diane Matthews-Gehringer at 7:00 pm at the Township Administration Building. Other members present were Daniel Snyder, Stephen McGlynn, Allen R. Cerullo and Jeffrey Broadhurst. Administrator Brian Carl and Supervisors Linda Gorgas and Anthony Werley were also present.

The minutes of the February 28, 2019 meeting were approved by Daniel Snyder, seconded by Jeffrey Broadhurst with the correction of adding Daniel Snyder to the attendance roster. Motion carried.

#### Weisenberg Township Zoning Ordinance Workshop– Proposed Updates

Brian Carl reviewed proposed changes to the Zoning Ordinance as previously discussed. Extensive discussion was held on how to address “Agri-tourism” since the impact on the community would be drastically different depending on the type of event or location within the Township. The group determined that instead of placing a list of blanket restrictions to try and cover everything it would be more reasonable to the farmers and offer more protection to the community if “Agri-tourism” was listed as a Conditional Use which would require the applicant to come before the Planning Commission and Board of Supervisors with any activities. This would allow the Board to attach reasonable conditions to each event depending on the type of event, location and anticipated impact to the community while not over burdening the Farmer. The group also discussed fees and is considering an application fee of approx. \$200.00. A low fee should be easier for the farmer to pay but would not be enough to cover Twp. expenses. Since we are not anticipating a large number of applications we could monitor it and modify as part of the yearly fee schedule if needed. Everyone agreed that a ‘checklist’ of items should be developed for the 3 Twp. Boards to follow during hearings for projects in order to ensure that nothing is missed. Brian & Diane will try to dig up some info on how other communities are handling Agri-tourism by the April meeting in hopes of getting a draft finalized.

Discussion was also held regarding the other changes including the addition of “Home Occupation Providing Offsite Services” and the existing accessory use “Home Occupation”. Examples of these activities were discussed. Steve McGlynn raised concerns regarding hours of operation for home occupations. The group concluded that no changes would take place to the existing “Home Occupation” or proposed “Home Occupation Providing Offsite Services” definitions. Marijuana Zoning was discussed and it was suggested that it be placed in the LI District. Brian will add these changes to the draft.

Brian will check and see what the other Townships are charging for ZHB applications to ensure that our rates are inline.

With no further business on the agenda at 8:25 pm the meeting adjournment was made by Diane Matthews-Gehringer, seconded by Daniel Snyder. Motion Carried.

Respectfully Submitted,

Brian C. Carl  
Secretary