

**Barrett Township Supervisors
February 20, 2013**

A Public Hearing was held by the Barrett Township Supervisors on Wednesday, February 20, 2013 at the Barrett Township Municipal Building on Route 390 in Mountainhome to discuss the changes to the Zoning Ordinance and to receive public comments on the final draft. The hearing was opened at 6:00 p.m. by Chairman Ralph Megliola.

Present: Ralph Megliola, Loree Guthrie, John Seese, Paul Stotsenburg, William Pipolo, Jr., Solicitor Todd Weitzmann, Township Engineer Judy Stern Goldstein, Jeryl Rinehart and the public.

Jill Shoesmith asked for a summary of the final draft. Township Engineer Judy Stern Goldstein explained the reasons for the Zoning Ordinance update such as bringing the ordinance into compliance with the goals and objectives of the Comprehensive Plan and making it more user friendly for general public. She also explained that Articles 4 – 9 are new and they provide the district regulations for each of the new district that are outline in the Comprehensive Plan. The Monroe County Planning Commission worked with the Supervisors to update the Zoning Map. The new districts are Conservation, Residential, Mixed-Use Village, Commercial/Resort/Hotel, Light Industrial and Industrial. Article 10 is also new and it provides the use regulations for all the uses that are permitted in the various districts. Article 13 which is General Requirements was updated to include concurrent off street parking requirements. Article 15 which is Administration was updated to meet the Municipal Planning Codes requirements. Article 2 which is Definitions was also updated to meet the Municipal Planning Codes requirements. Article 1, 10, and 14 were not changed other than formatting.

Patti O'Keefe was concerned that there were not enough specifics to guarantee that the Village/Mixed Use District would not become a series of strip malls. She also had comments concerning the building setbacks being inconsistence, reservation of parking areas, livestock be situated less than thirty (30) feet from any stream that doesn't coincide with the Stormwater Ordinance's inner buffer requirement of fifty (50) feet, the amount of livestock and the minimum acres required, fences and outside storage, temporary structures, the lot sizes coinciding with the residential and conservation requirements and the increase in height of the cell towers.

Jill Shoesmith expressed concern for the lot size requirements being less than the existing Zoning Ordinance and the difficulty for people obtaining mortgages for their residential lots if they are located in the Mixed Use – Village District. Judy referred to the Memo of January 29, 2013 concerning the Conservation Design and the Minimum Lot Area. Judy corrected the minimum lot size requirements in the final draft.

Charlene Barry had questions and concerns about the Light Industrial District and Industrial District, fencing and walls, car dealerships, storage yards, truck terminals, hauling stations, express trucking, recycling facilities, vending machines and parking requirements in different districts.

Neil Cunningham asked the Supervisors about how many chances the residences were going to get to have their final comments heard. Ralph Megliola stated that there were going to be two or more public hearings.

Jane Zheng from Naomi Village had questions concerning her property being located in the Mixed Use – Village District.

Dale Price expressed concerns about the logging (timber harvesting) and it being cost prohibitive for him to log a small parcel property and the added expense to the property owners. Judy confirmed that the final draft incorporated the requirements for the state logging permits from PA DEP.

Ralph Fish, Jr. requested that copies of the final draft Zoning Ordinance be given to the Zoning Hearing Board members.

Brick Linder commended the Supervisors for holding the Public Hearings to give the public the opportunity to voice their opinions.

Discussion was held on the possible closing of Barrett Elementary Center and the different uses that it could become.

As there was no further business or public comment, Ralph Megliola made a motion to close the hearing at 7:45 p.m. The motion was seconded by William Pipolo, Jr. and carried. All Supervisors voted aye.

Respectfully Submitted,

Terry Roschart