

**Barrett Township Supervisors
October 9, 2013**

A Public Hearing was held by the Barrett Township Supervisors on Wednesday, October 9, 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, Paul Stotsenburg, William Pipolo, Jr., Solicitor Todd Weitzmann, Township Engineer Judy Stern Goldstein, Jeryl Rinehart and the public. John Seese was absent.

Solicitor Todd Weitzmann stated that the Public Hearing has been advertised in the Pocono Record. The purpose of the Public Hearing is for opportunity for the public to comment on the Final Draft of the Zoning Ordinance. If further changes are made to the Ordinance, there will have to be another 30 day cycle of advertising prior to adoption.

Ralph Megliola read the Barrett Township Planning Commission recommendations from their meeting of Wednesday, October 2, 2013. The Planning Commission recommended adopting the Zoning Ordinance with incorporating their recommendations from the January 30th, February 6th, March 20th, April 17th, May 15th, June 5th and July 8th meetings. The Planning Commission feel that a lot of the substantive comments that were recommended were not included in the Final Draft of the Ordinance.

Ralph Megliola discussed the Monroe County Planning Commission comments and recommendations. Numerous comments were addressed concerning minimum lot area requirements, No Impact Home-Based businesses, terms "setback" and "yard", changing the date on the Zoning Map, the Supervisors' ability to approve parking reduction in the MU-V zone and correcting typos and grammatical errors.

Brick Linder stated that on behalf of the Planning Commission, they felt that a lot of their substantive comments were not incorporated into the Ordinance. Ralph Megliola confirmed that the Supervisors reviewed and discussed all of the Planning Commission's comments. Ralph stated that some of the comments that they reviewed were included and some of the comments that the Supervisors did not feel were necessary, were not included. Brick gave a couple examples of some of the comments that they felt should have been included. The first example was a structure comment that having the regulations in the body of the Ordinance and in the Table is going to be confusing and cause future problems because you have redundancy of the particular uses, setback area, dimensional requirements and things like that. He recommended that all of the uses in the body of the Ordinance (Article 4 through Article 9) be deleted and just use the Table in the back. A lengthy discussion followed. It was determined by the Supervisors that the wording in Article 4 through Article 9 would remain in the Ordinance and a comment would be added to the Table that *"in the event of an inconsistency, the body of the Ordinance is going to take precedence."* Another example was the Ordinance regulates building coverage and impervious coverage. The Planning Commission feels that the building coverage requirement is not necessary. Discussion followed. The Supervisors decided to eliminate building coverage in all districts. Due to the time constraints, it was decided that Brick Linder would submit additional comments that the Supervisors will review at the next work shop. Discussion was also held on the reasons why the Supervisors did not accept the Monroe County Planning Commission's grant money that was available to prepare the Ordinance because the initial meeting with them was misleading by the amount of the money and their restrictions in granting the money.

Patti O'Keefe stated that she had several comments concerning previously discussed issues such as regulations dealing with lighting, parking, outdoor storage, buffering, points of access, signs, landscaping, etc. and her big concern is that we have all of this stuff and we haven't really addressed what a Mixed Use Village should look like and that there is some basic things that we are missing about minimum setbacks but we don't have maximum setbacks. If these things were addressed, it would be much more pedestrian friendly and much more ecstatically pleasing than a 611 strip mall and there wasn't anything that she could find that really speaks to what the Mixed Use Village would look like. Township Engineer Judy Stern Goldstein addressed some of Patti's comments and concerns. In regard to the Table, Patti feels that compared to the old Table in the existing Ordinance concerning minimum lot size and all the information and setbacks and that there are inconsistency in the new Ordinance with different setbacks for different things and she thinks that it make it really confusing. Patti gave several examples of the different setbacks for storage shed, bathhouse, greenhouse and distances from streams, swales and bodies of water for agriculture. Judy will review the Ordinance concerning some of these issues and asked Patti to put any other conflicts or comments that she may have in writing and Judy will address them.

As there was no further business or public comment, Ralph Megliola made a motion to close the Public Hearing at 7:15 p.m. The motion was seconded by Paul Stotsenburg and carried. All Supervisors voted aye.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Terry Rinckart".