

**Freedom Township Planning Commission
Regular Meeting
April 5, 2023
7:00 P.M.**

Planning Commissioners

Wayne Belt, Chairperson
John Sica, Vice-Chairperson
Edward Buchheit, Jr., Secretary
Paul Sharrer

Township Officials

Zach Gulden, Township Manager
Dominic Picarelli, KPI Technology

Members of the Public Present

Mary Buchheit & Paul Kellett

Call to Order

Mr. Belt called the Planning Commission's Meeting to order at 7:00 P.M. Richard Grooms was noted as absent.

Annual Board Reorganization

Mr. Gulden requested nominations for the 2023 chairperson position. Mr. Buchheit nominated Mr. Belt. Since there were no other nominations, Mr. Gulden closed the nomination period. Mr. Buchheit made a **MOTION** to appoint Mr. Belt as the 2023 chairperson. The **MOTION** was **SECONDED** by Mr. Sica. The motion carried unanimously (4-0).

Chair Belt requested nominations for the 2023 vice-chairperson position. Mr. Buchheit nominated Mr. Sica. Since there were no other nominations, Chair Belt closed the nomination period. Mr. Buchheit made a **MOTION** to appoint Mr. Sica as the 2023 vice-chairperson. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (4-0).

Chair Belt requested nominations for the 2023 secretary position. Mr. Sharrer nominated Mr. Buchheit. Since there were no other nominations, Chair Belt closed the nomination period. Vice-Chair Sica made a **MOTION** to appoint Mr. Buchheit as the 2023 secretary. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (4-0).

Public Comment

Mr. Kellett expressed support for proposed Ordinance 2023-01.

Ms. Buchheit expressed opposition to proposed Ordinance 2023-01.

Approval of Minutes

Secretary Buchheit made a **MOTION** to approve the Minutes of the December 7, 2022 meeting. The **MOTION** was **SECONDED** by Vice-Chair Sica. The motion carried unanimously (5-0).

Old Business

None

New Business

A. Recommend approval of proposed Ordinance 2023-01 for consideration.

Mr. Gulden explained that proposed Ordinance 2023-01 would exempt township owned properties from the requirements of the zoning ordinance, which is very common among PA municipalities. He stated that the County Planning Department reviewed the proposed ordinance and recommended denial. Mr. Gulden stated that he recommends approval of the ordinance. He said that the garage addition project and phase 2 of the park would increase the township lot's impervious to approximately 24 percent. The Rural Conservation Zoning District caps impervious per lot to 15 percent. He also said active vs. passive recreation uses and parking requirements are questionable for both projects. He said the township could go through the zoning text amendment or variance routes; however, it would be very costly. If the Township wanted to push forward with phase 3 of the park or any further additions in the future, they would then need to again amend the ordinance and/or apply for more variances. It would be simpler and more cost effective to exempt township owned property from the requirements of the zoning ordinance.

Chair Belt made a **MOTION** to recommend approval of proposed Ordinance 2023-01. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried 3-1. Vice-Chair Sica voted nay.

B. Recommend approval of the Freedom Township Municipal Park Final Land Development Plan.

Mr. Gulden said the Freedom Township Municipal Park Final Land Development Plan includes stormwater management and erosion / sediment control for the garage addition project and park phases 2 (1/4 mile walking path), 3 (tot lot playground), & 4 (playground). The County Planning Department reviewed the plan and had minor comments. The plan was prepared by KPI Technology; therefore, they did not provide comments.

Secretary Buchheit made a **MOTION** to recommend approval of the Freedom Township Municipal Park Final Land Development Plan with the following condition:

1. Obtain PennDOT highway occupancy permit approval.

The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

Other Business

Mr. Gulden said they will have a meeting in May.

Public Comment

Ms. Buchheit said she recommends denial of proposed ordinance 2023-01.

Adjournment

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Vice-Chair Sica. Chair Belt adjourned the meeting at 7:56 P.M.