**NEWTOWN BOROUGH PLANNING COMMISSION**

**MEETING MINUTES**

**May 5, 2014**

In attendance were members Mark Craig, Sue Bannon, Warren Woldorf, Karen White, Paul Snyder and Borough Council Liaison, Larry Auerweck.

**CALL TO ORDER**

Chairman Craig called the meeting to order at 7:02 P.M.

**NEW BUSINESS**

**Discussion/Recommendation to Council on Parking Place Size Discrepancy in Zoning vs SALDO**

Mr. Woldorf said that he began investigating the issue in October 2013, and that he revised his proposal on January 14, 2014. He noted the discrepancy in parking space sizes between the SALDO and Zoning Ordinance, and said that the issue had not presented itself until the Steeple View proposal was submitted with both sizes of parking spaces. Mr. Woldorf noted that the parking lot behind the liquor store complied with SALDO, while the Stockburger site has some 10’ spaces.

Ms. White said that she thought that retail use required 10’ spaces, and asked if parking space size was determined by use. Mr. Woldorf said that he thought that the larger spaces at the shopping center were to accommodate shopping carts.

Mr. Woldorf said that the size discrepancy was a minor issue, but one that needed to be settled. In answer to Mr. Craig’s question about size standards, Mr. Woldorf said that that both sizes are universally recognized and accepted as standard. He said that that sizes vary in parking lot design manuals; 9’ x 18’ is popular. Mr. Woldorf suggested removing all measurements from the Zoning Ordinance, but keeping them in the SALDO, since SALDO is used for site design. He suggested that the Zoning Ordinance just include the required number of parking spaces, with a note in the ZO with reference to the SALDO for details, including measurements. Mr. Snyder and Ms. Bannon agreed.

Mr. Craig said that the Planning Commission should recommend both structure and size. Mr. Woldorf said that if measurements were in both the SALDO and the ZO, any changes would need to be made to both ordinances, which would be costly.

Mr. Craig said that Newtown Township seems to utilize 10’ spaces closer to buildings and 9’ spaces away from buildings. Mr. Woldorf said that 10’ x 20’ was the standard space size in the Township. He said that in the Business Commons 25% of the spaces closest to a destination were 10’, with the rest being 9’ and double striped. He noted that the parking spaces at the Township Municipal building and shopping centers were 10’. Mr. Craig said there have been no complaints regarding the Borough parking space size of 9’, and said that no one would want to decrease the number of spaces in the Borough by increasing the parking space size.

*Ms. Bannon made a motion that the Planning Commission recommend to Council to eliminate dimensional and design data for typical and accessible parking spaces from the Zoning Ordinance by deleting text in Subsections 502 B.3 and 502 B.4 of the zoning ordinance, adding appropriate language to refer to SALDO for dimensional and design standards of such parking spaces; and recommend that stall size requirements stated in SALDO remain as they are. Ms. White seconded the motion, which was approved unanimously 5-0 by the Commission.*

Mr. Craig will send a memo regarding the parking size recommendation to Council.

**OLD BUSINESS**

**139 N. State Street**

Mr. Craig said that nothing official regarding a change in plans has been received at this point; they will be looking to move the barn, adding a dwelling above. He said that there is nothing before Council. Mr. Craig said that if there is a change in the plans, the Planning Commission should see the new plans and make recommendations to Council. He noted that the Commission has never completed a survey/examination of the plan.

**Steeple View**

Mr. Craig reported that there is nothing new, noting that they have been to HARB with minor façade changes.

**Municipal Economic Development Initiative**

Mr. Craig reported that he sent a memo to Council regarding the MEDI, and that Council has signed the agreement with the BCPC to proceed.

**APPROVAL OF MINUTES**

*Ms.. White made a motion to approve the minutes of the meeting of March 3, 2014, as presented. Mr. Snyder seconded the motion, which was approved 3-0 by the Board, with abstentions by Mr. Woldorf and Ms. White.*

*Mr. Woldorf made a motion to approve the minutes of the meeting of April 7, 2014, with the following changes:*

* *Page 2, 1st paragraph, last sentence: change “or” to “as” after “allowed.”*
* *Page 2, 1st paragraph under “Parking”, 3rd sentence: add “total” between “the” and “number”; add a comma and “based on the minimum total required.” after “spaces.”*

*Ms. Bannon seconded the motion, which was approved 3-0 by the Board, with abstentions by Mr. Snyder and Ms. White.*

**PUBLIC COMMENT**

Mr. Auerweck said that the Planning Commission should see all plans and revised plans before they go to Council. Mr. Craig agreed, noting that the Commission advises Council.

**ADJOURNMENT**

*On a motion from Mr. Woldorf, seconded by Mr. Snyder, the meeting was adjourned at 8:05 pm.*

The next regular meeting is scheduled for Monday, June 2, 2014 at 7:00 P.M.

Respectfully submitted,

Leslie P. Dunleavy

Recording Secretary