

**ZONING COMMISSION JOURNAL OF ACTIONS
FROM MEETING HELD APRIL 26, 2022
ORANGE TOWNSHIP - DELAWARE COUNTY**

The electronic recordings of this meeting serve as the official meeting minutes.
A full and accurate account of this meeting's audio and video can be found at www.orangetwp.org

Adam Pychewicz called the meeting to order.

ROLL CALL: Adam Pychewicz, Chair - Present
Dennis McNulty, Vice-Chair - Present
Christine Trebellas – Present
Les Pierce - Present
Rick Beer - Absent

ALSO PRESENT: Robin Duffee, Development and Zoning Director
Jeff Beard, Senior Zoning Officer
Julie Donnan, Legal Counsel

NEW BUSINESS

ZON-22-04, Evans Farm Development Co. LLC Hearing

The application is an amendment to the currently effective zoning development plan for +/- 425.4 acres within the Evans Farms Single Family Planned Residential (SFPRD) District, approved under applications #15-0105, #ZON-17-07, #ZON-19-03 and #ZON-21-06.

Mr. Duffee presented the staff report

- Tony Eyerman presented his case of what and why they were requesting the alley width change. Mr. Eyerman stated that the request only applies to the SFPRD areas. He shared what was written in the original text and how it was changing with the updated text.
- Mr. Pychewicz asked about the width and if it was 2 way traffic, trash trucks accessing it with other cars on the alley. He said he was okay with the 15'.
- Mr. Pierce asked why the Township required the 20' alley width
- Mr. Eyerman stated that the former Fire Chief wanted the fire trucks to be able to put out riggers on pavement. Also stated that the extra 5' is costly and with the number of alleys they have in the development they would most likely remove them due to the cost of their construction.
- Ms. Trebellas asked about the trash collection and if the alleys are labeled as alleys or private
- Mr. Eyerman stated there are no labels on the street and with the widths of the alleys they appear to be streets
- Ms. Trebellas asked if there is parking allowed in the alleys and if there are no parking signs
- Mr. Eyerman stated that there are no signs in the alleys and that two-way traffic gives flexibility to go both ways in case blocked by a trash truck or others. He stated that there isn't room to park on the alleys and since it's peoples yards they make sure to not drive in them.

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**MOTION TO RECOMMEND APPROVAL OF ZONING APPLICATION #ZON-22-04
REGARDING EVANS FARM SFPRD.**

MOVED by Mr. McNulty to recommend to the Board of Township Trustees the approval of Zoning Application #ZON-22-04 of Evans Farm Land Development Company LLC, requesting the amendment of the currently effective development plan for Evans Farm Single Family Planned Residential District (SFPRD) (applications #15-0105, ZON-17-07, ZON-19-03, ZON-21-04, and ZON-21-06),

FURTHER MOVED, that this recommendation is for amendment in accordance with the changes to the Development Text submitted by the applicant, the pages of which are stamped RECEIVED with ORANGE TWP. ZONING above and MAR 25 2022 superimposed over RECEIVED by Orange Township Zoning,

FURTHER MOVED that all portions of the previously approved application and Development Plan of Application #15-0105, as modified by Applications #ZON-17-07, ZON-19-03, ZON-21-04, and ZON-21-06, that are not changed herein shall continue in full force and effect.

Seconded by: Mr. Pierce

VOTE: Pychewicz – yes McNulty – yes Trebellas – yes Pierce – yes Beer – Absent

OLD BUSINESS

RCOD Amendments Hearing

The amendment(s) would modify or supplement ARTICLE XX – ROUTE 23 CORRIDOR OVERLAY DISTRICT (RCOD) of the Orange Township Zoning Resolution.

Mr. Duffee presented staff changes.

Board Comments:

- Mr. Pierce asked about #7 on the major amendments update that is the change in number units requires a major amendment.
 - Mr. Duffee explained the process for the major amendment
 - Mr. Beard explained by providing an example of this change in units
- Mr. Pierce asked about the statement for staff to determine if it goes to the BOT
 - Mr. Beard answered that this statement is a catch all in case there is something important that changes that isn't listed in the major amendments section.
- Ms. Trebellas asked about images
 - Mr. Duffee stated that they are going to be worked into the zoning code rewrite as this is on more of a time schedule.

Public Comment:

- Mark Freeman asked about Cheswick Village changing units and if it would go to the BOT and if the change in the unit caps language affects it.
 - Mr. Duffee mentioned that if the units increase it would be a major amendment

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- Mr. Beard explained that the number cap did not change in the segment where Cheswick Village is located.

MOTION TO RECOMMEND APPROVAL OF ZONING CASE #ZON-22-01, WITH MODIFICATIONS

Motion by Mr. McNulty to recommend to the Board of Township Trustees (the “Board”) the **APPROVAL WITH MODIFICATIONS** of Zoning Case #ZON-22-01, which was initiated by the Board’s certification of Resolution #21-314 to the Zoning Commission, and consists of various amendments to ARTICLE XX – ROUTE 23 CORRIDOR OVERLAY DISTRICT (RCOD) of the Orange Township Zoning Resolution and the Official Zoning Map, with the modifications being as follows:

1. Various changes to the ARTICLE XX – ROUTE 23 CORRIDOR OVERLAY DISTRICT (RCOD) zoning text, and all attachments thereto, as reflected in the version dated April 26, 2022.

Further moved that a copy of this Motion, together with the recommendation of the Delaware County Regional Planning Commission, be submitted by the Planning & Zoning Director to the Board of Township Trustees as soon as possible, so that it may proceed with its action in this matter according to law.

Such Motion was seconded by Mr. Pierce.

VOTE: Pychewicz – yes McNulty – yes Trebellas – yes Pierce – yes Beer – Absent

Meeting adjourned.