

**WARREN CITY PLANNING
COMMISSION
REGULAR MEETING
OCTOBER 30, 2019**



The regular meeting of the Planning Commission was held on October 30, 2019, in the Conference Room of the Municipal Building at 7:30 AM.

ROLL CALL

Chairman Don Nelson called the meeting to order. Members present were: Charles Conaway, Angie Dart, Don Nelson, Pat Scutella and Randy Rossey. Ray Pring and Alex Shreffler were absent. Also present were David Hildebrand, Planner/Development Administrator; Terry Williams, Building & Codes Director; and Larina Zimmerman, Secretary/Clerk Tax Office (filled in for Jessica Byler).

CORRESPONDENCE

Resignation received from Alex Shreffler.

VISITORS

Josh Cotton, Times Observer

APPROVAL OF MINUTES

The minutes of July 10, 2019 regular meeting were not available. They will be brought before the Commission at the next meeting.

BUSINESS:

Zoning Ordinance Amendment – Fence height at corner lot properties

Mr. Hildebrand reviewed the information provided at the July meeting as a refresher. Currently if residents want to put a 6 ft fence along the side or rear of a corner lot, they must apply for a special exception through the Zoning Hearing Board. The Zoning Hearing Board has already had three such hearings this year. As discussed last meeting, City staff drafted language to address this issue.

Mrs. Williams suggested that language be included to define acceptable fence construction material (pallets are not good fence material). Mr. Hildebrand indicated that he would look at Ordinances from different Townships such as Pottstown & Youngsville to see what they list as typical materials allowed. This will be reviewed at next meeting. The permit for a fence is only a zoning permit for the placement of fence.

In review of the proposed draft the Commission agreed to the following changes:

- A shall read: Permits shall be required for the erection of any new fence or wall and for the expansion of any existing fence or wall.
- D (1) shall read: Front yard: Four (4) feet;
- Delete section D (2) in its entirety.

- E shall read: The owners of existing principal structures which are placed behind the average setback line for the block may extend a side-yard-height fence, wall or hedge to the average setback line.

City Comprehensive Plan & Zoning Ordinance Update in conjunction with Warren County Planning & Zoning

Mr. Hildebrand stated the current comprehensive plan for the City is from January 2000. They are currently looking at consultant firms to work in conjunction with the County Planning & Zoning to develop two new comprehensive plans. Additionally, they are working on a New Zoning Ordinance that will include a B&B and Wireless Communication section. The County and Planning Commission along with City staff will be part of the selection process for choosing the consulting firm.

These items will be brought before the Planning Commission once the City gets involved in the process. Mr. Hildebrand explained that a timeline has not been set yet, but he is hoping late Fall/Winter.

Not on Agenda - Façade Program

Mr. Hildebrand stated the façade Program is moving along. They have 13 total participants; 3 funded by the RDA. Currently they are at the maximum number unless additional funding was requested from the RDA. Curt Smith fixed his curb to be ADA compliant & Horsley's project is finished. The rest of the owners are having trouble getting contractors.

Action Items

Fence construction material ordinances from different Townships will be reviewed at next meeting.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.