

Date:	Monday, November 21, 2022
Time:	6:00 – 8:00 pm
Location:	Susquehanna Township Pincus Room
Meeting Name:	Ordinance Rewrites Discussion

The goal of this meeting is to gather guidance from the Board of Commissioners and Planning Commission members on several issues related to the draft Zoning Ordinance. The agenda below provides a narrative on each of the major issues and discussion topics.

Topic:	Time:
1. Welcome	6:00 pm
2. Conditional Uses and Special Exceptions <i>Zoning Ordinances may designate uses permitted by special exceptions or conditional uses, subjecting the use to additional criteria, safeguards, and a closer examination by a body beyond the zoning officer in granting their approval. Special exceptions and conditional uses are typically reserved for land uses that will have a significant impact on the zoning district or the whole community. Special exceptions are presented to the Zoning Hearing Board, while conditional uses are presented to the Board of Commissioners. The current ordinance only designates Special Exceptions. In granting a conditional use, the Board may attach reasonable conditions and safeguards other than those related to off-site transportation improvements. Staff is looking for direction on whether to include Conditional Uses in the Zoning Ordinances.</i>	6:05 pm
3. Off-Street Parking Requirements <i>Off-street parking is required for all uses in the Zoning Ordinance. Some of the parking requirements in the current ordinance are excessive, based on a drone study completed by Shippensburg University in 2018. With changes to how business is transacted, it is anticipated that the number of parking spaces required will be reduced. To allow flexibility in modifying the parking requirements, staff recommends moving all parking requirements to the Subdivision and Land Development Ordinance. This can provide more flexibility in parking standards. Since the parking standards are currently located in the ordinance, a variance which demonstrates a property hardship is need to seek relief. However, moving all the parking standards into the Subdivision and Land Development Ordinance is controversial.</i>	6:30 pm
4. Zoning Map Changes <i>It is imperative that a municipal zoning map is accurate and reflects the long-term goals of the community. The district boundaries must be well drawn, and split parcel zoning should be minimized wherever possible. A well-done zoning map acts as a tool for properly managed growth and reasonable development in a community. The draft zoning map has undergone changes both large and small. Currently, the zoning map is a work in progress, and it is our hope that this meeting</i>	6:50 pm

<p><i>will allow staff to highlight changes already made, and to discuss important areas that we want to be certain are zoned correctly.</i></p> <ul style="list-style-type: none"> • Changes from Draft Map • DGS Annex Properties 	
<p>5. Use Table – Types of Uses</p> <p><i>Figuring out what uses should be permitted by right, by special exception, by conditional use, or not permitted at all is a challenging task but one that can shape the future of a community. Uses need to be specific and concrete while still accounting for ambiguous situations. So far, Township staff has revised the draft use table to be more complete and in line with the long-term vision of the Comprehensive Plan. Additionally, some uses have been added and removed from the draft ordinance to best fit the community. Below, Township staff has highlighted some uses that are particularly high salience and require further high-level discussion to move forward.</i></p> <ul style="list-style-type: none"> • Mega Warehouses • Short-term Rentals • Office Conversations to Indoor Self Storage Facilities • PA Games of Skill & VTS • Conditional Use or Special Exception – Use List 	<p>7:10 pm</p>
<p>6. Definitions</p> <p><i>The definitions in Zoning Ordinance are critical to the integrity and enforceability of the ordinance. They define the regulatory terms that will be used throughout the ordinance. The defined words need to be relevant to the ordinance, and the language used needs to be as precise as possible. Additionally, the definitions need to be easy to interpret so that they can be understood by everyone from attorneys to residents. Below, Township staff has highlighted terms with community-wide implications that need to be discussed further before a definition is picked.</i></p> <ul style="list-style-type: none"> • Family • Single Housekeeping Unit • Group Home • Sober Living • Halfway House 	<p>7:35 pm</p>
<p>7. Next Steps</p> <p><i>The following timeline is proposed to advertise and adopt the revised ordinances:</i></p> <ul style="list-style-type: none"> • Finalize draft Zoning Ordinance per discussion – 1/12/23 • Planning Commission meeting 1/23/23 • Board of Commissioners meeting schedule a Public Hearing 1/26/23 or 2/9/23 • Adoption of Ordinances 3/23/23 or 4/13/23 	<p>7:55 pm</p>