

**MIDDLETOWN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MIDDLETOWN MUNICIPAL BUILDING
WEDNESDAY, May 4, 2016**

PRESENT:

Sandy Farry
Charles Parkerson
Fred Thomas
George Hyjurick
Robert Burnett
Nancy McCann
Pat Duffy, Zoning Officer

ABSENT

Pat Mallon Jr.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL.

- a. Ms. Farry called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Ms. Farry took roll call with six members present (listed above). Mr. Duffy was also present.

2. APPROVAL OF PRIOR MINUTES

- a. Ms. Farry wanted the following additions to the March 2, 2016 minutes: parking concerns with shift overlap and visitations and no reference to pushing back meeting schedules.
- b. Mr. Parkerson motioned to approve the minutes of the February 3, 2016 regular meeting with the noted corrections. Ms. McCann seconded. The vote was taken and the minutes were approved by vote of 6-0.

3. DISCUSSION OF AN AMENDMENT TO THE ZONING ORDINANCE TO CREATE A TRANSIENT DWELLING USE.

It was discussed that our present zoning ordinance allows up to five unrelated people to live in a home. The proposed transient use is defined as six to sixteen unrelated people and that the transient use would only be permitted in the A-O Apartment Office, MHP Mobile Home Park, C Commercial and P Professional zoning districts. The transient use would not be allowed in residential zoning districts. However, group homes of five or less can continue to occupy homes in residential zoning districts.

The list of the approximate 25 group homes within Middletown Township was discussed. Mr. Duffy explained that there may be additional group homes since under present law and ordinances, homeowners can simply rent or sell their homes for group home use. Only rental units are required to contact the Township for an inspection with a change in tenant. However, the Township continues to uncover unlisted house rentals that evade the rental inspection process. The Township does not do resale inspections.

“Moving in” and “moving out” permits with enforcement fines were discussed as a way for the Township to monitor home sales and rentals in order to flag and discourage possible future transient use homes illegally occupying in residential districts. Yardley Borough was mentioned as having these permits.

The board members request clarification of Section 249-101 uses requiring inspection. The section states R-1 and R-2, but makes no mention of RA-1, RA-2 and RA-3 which are also residential districts.

Since the transient use homes will have between 6 and 16 people with various disabilities, a fire could pose a real threat to the safety and welfare of the transient residents. The board recommended a sprinkler system requirement in all transient homes. Existing group homes should also be looked at for the sprinkler requirement and given a year to comply with the sprinkler installation.

Mr. Parkerson made a motion to recommend adoption of the transient use zoning ordinance with consideration of the above comments. Mr. Thomas seconded the motion. The motion was approved by unanimous consent, 6-0.

4. ZONING ISSUES

Mr. Duffy stated that Stonehaven Homes (John McGrath) is scheduled for the May 11, 2016 zoning hearing board meeting to apply for variances to allow a 10 lot subdivision to conform to bulk and area requirements of the R-1 Modified zoning district. The site is presently split zoned with RA-3 zoning along the frontage of Langhorne-Yardley Road and R-1 Modified to the southern half of the site.

5. OTHER BUSINESS

Stone Farm will appear for the second time before the planning commission on June 1, 2016. A second planning commission meeting in June will be scheduled for June 15 since the July 6 date falls the week of July 4. The Shoppes ATM, the 1022 Old Lincoln Highway 3 lot subdivision sketch plan and the Pyramid Healthcare land development will be on the June 15 agenda.

6. ADJOURNMENT

Mr. Burnett made a motion to adjourn the meeting, seconded by Mr. Hyjurick. The vote was taken and the motion to adjourn was unanimously approved. The time of the adjournment was 8:34 P.M.

Respectfully submitted,
Pat Duffy, Zoning Officer

cc: Planning Commission
Township Manager