

COUNCIL COMMITTEE MEETING  
MONDAY, FEBRUARY 24, 2020

Present: Stephen Byrne, Walter (Bok) Read, Andrew Haines, Meredith Merino

LAND PLANNING COMMITTEE

A. Request for Rezone from OR-2; Mr. Blake Strine, Vacant Parcel Adjacent to Thomas Chevrolet/Rocky Run YMCA.

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Mr. Blake Strine, property owner, appeared before the Land Planning Committee to request a zoning change to his property located adjacent to the Rocky Run YMCA and Thomas Chevrolet. He stated the property is currently zoned OR-2. Mr. Strine asked the committee if it would change the zoning to B-Business. Mrs. Powell stated as the property is now zoned, there are restrictions on what the property can be used for. Mr. Strine stated the property is for sale and a potential buyer backed out of the deal because of the zoning. Mr. Haines stated the potential buyer was interested in putting a car wash in this parcel. He explained the minimum lot size in B-Business is 1 acre. Mr. Strine stated the parcel is 2.7 acres in size. Mr. Read asked if a traffic light is needed. Mr. Strine stated a traffic signal is already at Thomas Chevrolet. Ms. Merino stated the map shows a proposed driveway with a 30-foot access easement. Mr. Byrne stated the entrance is the service road with the loop road on the other side of Baltimore Pike.

Mrs. Powell stated this is a reasonable request. Mr. Byrne stated he also did not see any issues with this request. Ms. Merino stated this could be done with a zoning change or with an application. Mr. Haines suggested Mr. Strine submit an application to Ms. Merino and staff will work on a new Ordinance.

B. Staff Discussion on Electrical Permit Fees.

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Mr. Haines stated the current electrical permit fee is based on the cost of the project with tiers starting at a minimum fee and increases per the cost of the electrical project. He stated in meetings with other municipalities, their fees are driven by expenses. He stated a charge of 2% would be fair. He stated by charging 2%, it would cover inspection fees from United Electric. Mr. Haines stated they will bring this before Council with a new Resolution. Mr. Byrne asked if the new fees would cover the inspections. Mr. Haines stated the inspections are billed to the Township and this will cover all reviews and inspections. Mr. Haines stated the Residential Electrical Permit fee will remain the same. He stated an example is Riddle Hospital's plan which is well designed and there will be no need for additional reviews or inspections. Mrs. Powell stated this is a reasonable and transparent change to the permit fees. Mr. Haines stated there have been more and more requests for users at the Roosevelt Community Center and staff are working on new user fees to be presented to Council.

C. Miscellaneous Committee Items.

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There were no new miscellaneous items to discuss.

Mrs. Powell adjourned the meeting at 6:50 PM.

Respectfully Submitted,



Sharon Browne