

December 1, 2021  
6:30 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairperson Nelson. The Pledge of Allegiance was said by all.

#### ATTENDANCE

Sharon Nelson, Chairperson  
Sheldon Brymesser, Vice-Chairman  
Mark Swartz, Secretary  
Dave DeNicholas  
Michael Mira

Gregory Rogalski, Engineer  
Matt Bugli, Solicitor  
Holly Wood, Recording Secretary

#### MINUTES

**On the motion of Mr. Brymesser, and seconded by Mr. Mira, and by unanimous vote of the Planning Commission members, it was duly RESOLVED to approve the minutes of the November 3, 2021 regular meeting with minor spelling edits.**

#### CORRESPONDENCE

None

#### AUDIENCE PARTICIPATION

None

#### UNFINISHED BUSINESS

##### Amsterdam Minor Subdivision Plan

Ms. Nelson noted the time extension request for this plan that was included in their meeting packet, and asked what action needed to be taken. Ms. Nelson noted that the applicant requested a 90-day extension making the new deadline March 10, 2022. Mr. Bugli said they had to acknowledge the request and make a recommendation, he noted that the Board of Supervisors would act on the request at their December meeting.

**On the motion of Mr. Mira, and seconded by Mr. DeNicholas, and by unanimous vote of the Planning Commission members, it was duly RESOLVED to recommend approval of the time extension request for this plan.**

## Zoning Ordinance Update

Mr. Rogalski provided some background on the last times the Zoning Ordinance was updated. He noted that the last major overhaul was 25 years ago, and that minor updates were done about 5 years ago. The idea now is to bring things up to date with definitions and such and compare the ordinance with the Comp Plan. Mr. Rogalski noted that things like Airbnb did not exist several years ago, so things like that would need to be included now. He also noted that the Planning Commission should remember the relatively recent discussions on updating the Comp Plan, and how after discussions with County and among themselves, it was agreed that since we still want the same feel and such, there was no need to really update or change the Comp Plan.

Mr. Rogalski also explained that through this process, we will be making Zoning Map change, and the opportunity to create an Official Map has come to light. He explained that an Official Map gives the Township first right of refusal on tagged lands noted on the map for future uses. He noted that since additional County grant funds were available, the Official Map project was being added to the project.

Mr. Rogalski explained that a “task force” consisting of himself, Sharon Nelson, office staff, Kirk Stoner, and Troy Truax of Michael Baker International have been working together as a think tank to keep this project moving forward; and it is the plan to gather feedback and ideas and carry them back to the working group for discussion and inclusion if warranted. Mr. Rogalski wants to be clear that there will be real world validation to look at for the ideas presented.

Mr. Rogalski noted that the Planning Commission received a draft version of the first article in the rewritten zoning ordinance for their review. The hope is that the Commission will have feedback and thought to share at the January meeting. He explained that not a lot has changed content wise, but the layout will be more user friendly, and that the Planning Commission will receive one article at a time for review, so as not to be an overwhelming task to review. Mr. Rogalski asked the Planning Commission to think about what they want to see, and what they feel is too much or not enough regulation compared to what we currently require or allow.

Mr. Rogalski also presented a new draft of the Zoning Map, noting that Monroe Township consists of mostly Agriculture Zoning, but with varying types of situations throughout. He explained that some thought was put into creating some new zoning types based on the different situations that exist. Mixed Use and Residential Open Space zoning are 2 new zoning ideas that were included on the draft; he would like the Planning Commission to think about the lines drawn right now, do they seem to make sense. Density limits, lot sizes and use types will be determined later. The new draft map has taken agriculture preservation/security inclusion, public water and sewer availability and existing developments into consideration, but nothing is set in stone yet.

NEW BUSINESS

2022 Meeting Dates

**On the motion of Mr. DeNicholas, and seconded by Mr. Swartz, and by unanimous vote of the Planning Commission members, it was duly RESOLVED to approve the 2022 Meeting Dates as presented.**

AUDIENCE PARTICIPATION

None

STAFF COMMENTS

Ms. Nelson wished everybody Happy Holidays.

ADJOURN

**On the motion of Mr. Brymesser, and seconded by Mr. Mira, and by unanimous vote of the members it was duly RESOLVED to adjourn the meeting at 7:45 PM.**

Respectfully submitted,

Holly Wood  
Recording Secretary