PRESENT: Ed Darrah, Vice Chair  
Peggy Ekdahl, Secretary  
Robert Hoffman  
Noreen Khoury  
Ash Toumayants, Alternate

EXCUSED: Ray Forziat, Chair  
Bill Sharp  
Matthew Fenton

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer  
Lindsay Schoch, AICP, Principal Planner  
Mark Gabrovsek, Zoning Officer  
Sharon Meyers, Senior Support Specialist – Engineering/Planning

CALL TO ORDER: Mr. Darrah called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Darrah verified there were no attendees present via Zoom.

ROLL CALL: Mr. Darrah verified that Mr. Forziat, Mr. Sharp, and Mr. Fenton were all excused from the July 18, 2023 Planning Commission meeting.

OPEN DISCUSSION: None presented

CONSENT AGENDA:  
Mr. Hoffman moved to approve the June 27, 2023 meeting minutes as written. Ms. Khoury seconded. Motion carried unanimously.

PLANS: None presented.

OLD BUSINESS:  
OB-1 Shiloh Road Rezoning  
Mr. Darrah discussed the memo which was presented at the prior meeting and reviewed the remand from Council. He noticed while reviewing the minutes from the last meeting that the Planning Commission requested a hard copy of the closing presentation given by the Township consultant DPZ CoDesign in order to help with the discussion of rezoning.
Mr. Franson offered that after a discussion with the Township Manager the Planning Commission has the option to table the discussion as the timeline can be extended until August 1, 2023 due to the amount of Commissioner’s excused from the evenings meeting. Mr. Darrah proposed the Planning Commission begin the discussion, ask questions, and give staff a chance to gather information requested for the next meeting.

Mr. Darrah began the discussion by stating the intent is easy to read and understand. He questioned the definition of “motor vehicle oriented businesses”. Ms. Schoch made a note to better define those businesses.

There was a discussion about lines 99 through 105 in the proposed Planned Residential Development – Conditional Use (PRD-CU) ordinance. The difference between 30% of the lot/property and 30% FAR were clarified. Uses in this district were also discussed. It was explained that uses allowed in the Planned Research and Business Park District are still allowed and will not have to abide by the PRD-CU ordinance in front of the Planning Commission this evening. The PRD-CU would be triggered only when residential development is proposed within the PRBD. Mr. Darrah added that including these percentages and restrictions could prove to be difficult to manage and track during the plan approval process.

Mr. Hoffman stated that he was disappointed during the Charrette with regards to the height restrictions set forth by the Township consultant. He felt the limitations set would be restrictive on verticality of development. Ms. Schoch explained the changes proposed by DPZ relate height of buildings to distance from property lines and setbacks.

Mr. Toumayants questioned why in the PowerPoint presentation to the Planning Commission it stated that Council has the right to amend or deny a proposal of density but this is not stated within the proposed ordinance. Ms. Schoch explained that the statement already exists in the current PRD ordinance and is not to be changed.

There was a discussion about the proposed changes being made to the PRD Ordinance to cover any PRD to be developed anywhere throughout the Township. It was explained that the PRD-CU would only be applied to the PRBD areas in the Township due to the increase in densities and the vision for the Dale Summit Area of the Township. It was determined that the PRD-CU needs to be explicitly clear that it is only to be used within the PRBD district of the Township, so as to not receive requests to rewrite ordinances with every proposed development within the Township.

After more discussion of allowable uses in this district, it was determined that staff will provide a copy of the PRBD Ordinance to the Planning Commission prior to the next meeting. So as to allow the Commissioners to identify uses allowed in the PRBD and differentiate between those uses and the uses being proposed with the PRD-CU. There was also some discussion of whether houses of worship or places of assembly would be permitted in the district. Staff explained that places of assembly are permitted in some zoning districts and not required to be allowed uses in all districts. There was also discussion and clarification of what a “civic building” is.

Mr. Darrah stated that the proposed ordinance prohibits front loading townhomes and believes this will be an issue that will deter developers. He continued that this will create alleys which are currently prohibited in the Township. Mr. Hoffman added that fire departments will need to have access to these alleys and could be difficult.

Also discussed was, will public restrooms be provided in open spaces, where the children will play, greater incentives for developers, and examples of developments that are closer to College Township’s demographics instead of neighborhoods of much larger and more populated cities.

**NEW BUSINESS:** None presented

**REPORTS:**

R-1   DPZ CoDesign Updates

Mr. Darrah expressed his appreciation of Ms. Schoch’s updates. Ms. Schoch added that the Township is headed in the right direction and we need to continue thinking positive.
STAFF INFORMATIVES:

SI-1  Zoning Bulletins

Mr. Darrah stated there is a good article about short term rentals and there was an interesting
story from the Pittsburgh area as well.

OTHER MATTERS:

Mr. Toumayants asked what will be the difference with the discussion of the rezoning topic in the
upcoming meeting. Mr. Darrah explained that staff will provide a PRBD ordinance and hopefully the
excused members will be present. Ms. Schoch added that with any luck a recommendation will hopefully
be made to Council.

ANNOUNCEMENTS:

Mr. Darrah announced the next meeting will be Tuesday, August 1, 2023 at 7:00 p.m.

ADJOURNMENT: Mr. Hoffman moved to adjourn. Ms. Ekdahl seconded. Motion carried.

Meeting adjourned at 8:20 p.m.

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning