

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC HEARING, MONDAY, APRIL 9, 2012

The Public Hearing of Monday, April 9, 2012 was brought to order at 6:30PM by President Sylvia J. Martinelli. A quorum was present as follows:

Mrs. Martinelli	Ms. Criner
Mr. Boyd	Mr. Costa
	Mr. Wilson

The purpose of the public hearing was to hear public comments on a proposed ordinance which would amend the zoning ordinance and zoning map by rezoning certain properties on Penn Center Boulevard from M-1 to R-4. The Wilkins Township Planning Commission, at their meeting of February 15, 2012 unanimously recommended that the Board of Commissioners amend the zoning map as requested.

Attorney Kevin McKeegan of Meyer, Unkovic and Scott presented the details of the proposed changes to the Board of Commissioners. He stated that when PCETT purchased the property in 2007, the zoning of the parcels was perceived as C-1. It was only after ownership that PCETT became aware of the need to rezone. There are three reasons that the Board should consider rezoning: 1) The rezoning will result in consistency between the zoning district and the historical use of the property; 2) The zoning will now be parcel-based, instead of cutting through parcels of land; 3) Existing nonconforming uses created by zoning that is not consistent with use will be eliminated.

Commissioner Wilson questioned why there was a swath of R-4 proposed to remain. Mr. McKeegan explained that that swath represents Laurel Village and the Brentmoor, which are both residential apartments and R-4 is the appropriate zoning designation for that area. Commissioner Criner questioned where the orange (or M-1) area was located. Mr. McKeegan responded that all of the M-1 is outside of the Penn Center property. This property is on Lower Rodi Road (Pemar's, Hood, Eles Brother, Italian Club).

There were no public comments regarding the proposal.

(115-12) MOVED WILSON-COSTA to adjourn, the meeting was adjourned at 6:45 PM. The motion was adopted by unanimous roll call vote.

Respectfully submitted,

Rebecca Bradley
Secretary