

**Newlin Township
Board of Supervisors
Meeting Minutes**

**March 20, 2017
PUBLIC HEARING**

Call to Order: A special advertised Public Hearing of the Board of Supervisors was held on Monday, March 20, 2017. The Hearing convened at 8:00 p.m. at the Lenfest Center, Cannery Road, Coatesville, PA. Present were Chair, Janie Baird, Bill Kelsall, Bob Pearson, and Secretary, Gail Abel. Township Solicitor, Kristin Camp, Esq. from Buckley, Brion, McGuire & Morris was present along with Land Planner Ann Hutchinson of Natural Lands Trust.

Janie Baird opened the Public Hearing on an amendment to the Zoning Ordinance of 1999; as previously amended, to amend section 107 to adopt a new zoning district known as the Agricultural Preservation District (“AP District”)

The Hearing was advertised on February 27th and March 6th, 2017 in the Daily Local News.

Kristin Camp one of our Solicitors will lead the hearing.

Ann Hutchinson, Land Planner with NLT who helped to draft this zoning change ordinance is here also for questions.

Janie Baird provided the following history:

The Unionville Regional Comprehensive Plan was completed in January 2011. The region is comprised of Newlin, East Marlborough and West Marlborough. The regional plan took the place of Newlin’s Comprehensive Plan. Two years of efforts by the Regional Plan Committee with representatives of all 3 townships comprised of 1 supervisor and 1 PC member from each township worked with Glackin Thomas Panzak land planners to develop the plan. Several public hearings were held at the Unionville Middle School and all 3 townships approved the plan in 2011.

The benefits of the Regional Plan are significant since each municipality is required to provide for every possible land use in their township. By being part of a Regional plan, Newlin is not required to provide for a use if it is provided for in one of the other townships. Just a couple of examples of the benefits to Newlin are: because W. Marlborough has an adult book store in their ordinance, Newlin does not have to. Because E.Marlbrough has in their ordinance a big box store and a medical marijuana processing plant, Newlin does not have to. The Regional Plan is of great benefit to Newlin.

Part of this Regional comprehensive plan involved Newlin designating the south western corner of Newlin as an Ag Preservation Zone. Combined with the 2 other township this will incorporate 17,200 acres of contiguous Ag Preservation. This involves Approximately 2,300 acres in Newlin, 70% of these acres are under conservation easements.

At the request of the Board of Supervisors our Planning Commission reviewed issues in regard to AP Zoning in March 2015 and provided detailed information back to the Board on August 26, 2015.

October 12, 2015 was the first joint advertised work session with the BOS and the PC to discuss AP Zoning along with Ann Hutchinson.

There have been seven advertised joint work sessions since 2015 and announcements of the joint sessions and discussions were held at our Board meetings.

Kristin Camp commented that because this is an amendment to the zoning ordinance and a zoning map change, all of the state mandated rules of the Municipal Planning Code have been followed by the Board of Supervisors. Two letters have been sent to the affected property owners, one from the Township on December 13, 2016 and a letter from Solicitor Kristin Camp dated February 17, 2017. Properties have been posted as required by the MPC.

Ann Hutchinson read several selections from Chapter 13, Future Land Use Plan, of the Unionville Regional Comprehensive Plan

Newlin residents had the opportunity to ask questions and share any thoughts they had. The following residents spoke:

John Thompson; Steven Siepser; Eli Silberman; Lisa Thomas; Dave Hall; Ruth Thompson; Kathleen Conway; Jordan Silberman.

Proposed Ordinance 2017-01: Bob Pearson made a motion to adopt Ordinance No 1 of 2017, Bill Kelsall seconded and the vote was unanimous.

Janie Baird announced the new ordinance will take effect 5 days from this date. She also thanked the Planning Commission, Ann Hutchinson and Kristin Camp for their support.

Adjournment: With no further business, Bob Pearson made a motion for adjournment, seconded by Bob Kelsall and the vote was unanimous.

Time: 8:59pm
Respectfully Submitted,
Gail Abel
Recording Secretary

