



Township of Marple
Planning Commission
March 27, 2023

1. **Pledge of Allegiance**

Michael Noonan led the room for the Pledge of Allegiance.

2. **Roll Call:** Michael Noonan, Michael Gowdy, Joe Morgan, Dave Dezzi, Dan Frank Township Engineer Joe Mastronardo, Director of Code Joseph Romano, Asst. to Dir. of Code Edna Cook were present. Nick Siano had an excused absence.

3. A Motion was given to approve the minutes from the Planning Meeting held on February 23, 2023 by Michael Gowdy and seconded by Dave Dezzi. All approved.

4. Review of Proposed Zoning Amendments including Sheds, Fencing, Seep Slopes and Lot Size in RA Zoning District.

- A. RA Zoning District** – Can approve lot size of less than 80,000 s.f. with a minimum of 40,000 s.f. if connected to the Township Sanitary Sewer. For a septic system must be 80,000 s.f. – **Motion by Michael Noonan to approve, seconded by Michael Gowdy – All Approved**
- B. Steep Slopes** – Moved permissible disturbance percentages from Chapter 159 (Slope Conservation) to Chapter 300-62; Any disturbance greater than the max permissible requires Conditional Use Authorization. **Slope Conservation** – removed language that is redundant or inconsistent with Chapter 300-62 (Use Limitations and Disturbance of Ground Cover) and replaced with “Refer to Chapter 300-62.” **Motion by Michael Gowdy to Approve, seconded by Michael Noonan – All Approved**
- C. Fences and Walls** – remove wording referencing “front yard”; add language requiring that fences greater than 4 ft in height may not extend beyond the front of the primary structure on the lot. **Motion by Michael Gowdy to approve, seconded by Dan Frank – All Approved**
- D. Sheds** – Remove shed dimension requirements and replace with maximum shed size for all Zoning Districts will be 280 s.f. and cannot go over the maximum accessory structure standards for all districts. **Motion by Michael Noonan to approve and seconded by Michael Gowdy – All Approved.**

Meeting Adjourned

Minutes taken by: _____
Edna M. Cook