

The Wilmington Township Mercer County Board of Supervisors met on June 20, 2019, in the township building. The meeting was called to order at 9:00 a.m. by William Roth, with Richard Wilson and Bryan Cummings in attendance. No guests were present. The pledge to the flag was given.

Public Comment

None.

Wage classifications were discussed. Ms. Black will devise a draft classification list for the July meeting to approve.

Brenneman Road, from the paved section to the bridge, will no longer be included in the gravel road bid package. The gravel road bid package will include the following: Anderson Road will be ditched, scarified, have 500-600 tons of millings placed, shaped and rolled. This work will need to be coordinated with the township hauler for the millings through PennDOT. White Chapel will be ditched from Anderson Road to the gas well, have 500 tons of fill stone to fill in grooves and build up road from the gas well to the Amish driveway, with this fill being PennDOT approved. Then, 2RC will be delivered and placed to achieve three inches of compact driving surface that is sixteen feet wide from the gas well to the Amish driveway, as well as being shaped and rolled. Last, White Chapel Road will be scarified, shaped and rolled from the Amish driveway to New Castle-Mercer Road. William Roth will be the contact person for this project.

Mr. Wilson made a motion to decline the grant through the Conservation District on Garrett Road and do the work in-house next year instead, seconded by Mr. Cummings. Roll call vote: William Roth – yes, Richard Wilson – yes, Bryan Cummings – yes

A letter will be sent by Ray Bogaty to the owners of the fences on Anderson Road that need moved.

Ms. Black will make a call to the resident on Orchard Road about a water complaint.

Zoning Ordinance Discussion:

1. Lodging/Lodging Unit

A. The Lodging definition on page 81 should be split.

- 1) Lodging Unit - A building or group of buildings under single management, containing both rooms and dwelling units available for temporary rental to transient individual or families.
- 2) Lodge - The place where members of a local chapter of an association hold their meetings; and the local chapter itself.

B. Chart on page 9

- 1) Lodging Unit - Remove "See 500.5" and becomes a permitted use in IB and a conditional use in R1A

- 2) Lodge - Add to chart under Residential Uses as permitted in all districts.
 - 3) Add Dependency Rehab Facility under Other Uses as a permitted use in the IB district.
 - 4) Possibility of changing convenience stores and grocery stores as a permitted use in IB. **More discussion will need to take place.**
 - 5) Change convalescent homes to a conditional use in R2 and a permitted use in IB.
 - 6) Change hospital/sanitarium to a permitted use in IB.
 - 7) Add a conditional use to group homes in R1A.
 - 8) Add Small Personal Care Boarding Home to Residential Uses as a permitted use in IB and a conditional use in R1A and RI.
 - 9) Transient Home - Permitted in IB and a conditional use in R1A.
- C. Define a Dependency Rehab Facility to include both an "outpatient" and a "live-in" patient.
- D. Check with MCRPC whether 500.6 could include no on-street deliveries.
- E. 500.6(c)1 - Show a reference to where the Letter of Classification of Use can be found.
- F. 501.2(a) - If this remains, change Article V to Article VI.
- G. Trucking Facilities 502.1:
- 1) 502.1 (b) - Change to read: Truck service facilities for the sale of petroleum products (primarily for the trucking industry or facilities for repair or maintenance services.)
 - 2) 502.1 (e) Change to read: Truck stops, i.e., separate or integrated facilities providing eating and/or sleeping accommodations, refueling facilities, or minor repair or service facilities.
 - 3) 502.1 (f) - Change to read: Other related facilities, whose basic function is to serve the trucking or motor freight industry.
- H. Motor Freight Terminal Definition - Change to read: A lot maintained by a motor freight company which is the original and or destination point of short or long distance hauling or which is used for the purpose of storing, transferring, loading, or unloading of merchandise or for truck parking or storage facilities.
- I. Ask MCRPC whether all sections referring to stormwater should reference the current Stormwater Ordinance.
- J. Create a separate Sign Ordinance and any sections referring to signs should reference the Sign Ordinance. Who regulates this if it becomes a separate ordinance?
- K. All sections referring to driveways should reference the current Culvert/Driveway Ordinance.
- L. Section 907.2 - to include a definition for piercing in specified anatomical areas.
- M. Section 1102.7 Paragraph one - Fix a typo.

- N. Ask MCRPC for guidance on accessory apartments, Section 1206.2.
- O. Add "If a use is not defined, use the Webster Dictionary for a definition."
- P. Definition of Dwelling, Single Family - A detached, permanent building designed for and used exclusively for long-term occupancy by one single family.
- Q. Define Long-Term Residency - Residency lasting a minimum of one month.
- R. Need a definition for a transient home.
- S. Add no impact home based businesses, sawmills, and, solar fields to ordinance.
- T. Consider discussion on inclusion of other definitions.

Public Comment

None.

Mr. Roth made a motion to adjourn the meeting at 7:54 p.m., seconded by Mr. Wilson.

Cindy Black, secretary