

VIA E-MAIL

March 5, 2018

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – March 13, 2018



Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review Ordinance #4-248 - An Ordinance amending (1) Article IV, Section 160-11 [Enumeration of Districts] of the Township's Zoning Ordinance and associated Township Map by changing the P-R Park and Recreation District from a Zoning district classification to an overlay classification; (2) Article VI [P-R Park and Recreation District] by changing the applicability of the article from a Zoning District to an Overlay, and deleting Section 160-28 [Severability]; and (3) Amending the Township's Zoning Map by rezoning the properties currently zoned P-R Park and Recreation to respective zoning classifications that permit broader uses, which are better physically-suited for the respective properties and more consistent with adjoining, similarly situated properties, as well as providing for application of the Park and Recreation Overlay.

Comment:

- *I support the proposal to remap the P-R Park and Recreation District Properties and then create the P-R District as a Zoning Overlay on these properties.*
- *By so doing the Zoning Map provides a "built-in" administrative option for every P-R property. Should the underlying recreation use cease to operate then a residential option is in place to accommodate the future use.*
- *The only question remains is whether to consider input from last month's meeting relative to some of the underlying zoning districts.*
- *I do not view the proposed zoning map amendments to necessarily represent an end use for the property but rather create a reasonable land use option generally commensurate with adjoining uses.*

