

MINUTES
October 10, 2024
Milford Township Planning Commission Hybrid Workshop
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A hybrid meeting of the Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Kevin Stroyan. The Zoom contact information was advertised in advance in the Pike County Dispatch. Also present at this meeting were Members Robert Di Lorenzo and Ray Willis, Solicitor Anthony Magnotta, and Secretary Shahana Shamim.

Review of Previous Minutes from September 24, 2024: Members reviewed the minutes, and everything was satisfactory. It will be tabled at the next meeting so that Members can vote on it.

Willis Lot Improvement: The Secretary said that Ms. Karin Willis had handed in the revised plans, which were forwarded to the Zoning Officer, and his comments would be ready for the upcoming meeting. The Solicitor said that he had reviewed the updated deed, and it was all good. Ms. Willis said that she would send the PDF file of the plan so that the Secretary could forward it to the Members.

Amendments to the Section 407 of Zoning Ordinance: Sections 407.3 and 407.11 of this proposed amendment were discussed, and the Board raised some questions. Members will review the proposed amendment again, and the Solicitor will contact Mr. Shepstone for further discussion. This item will be on the agenda for the upcoming meeting.

Warehouse Standards: The Secretary had provided some articles, such as, Regional Impact Developments and trucking Terminals for the Members to review. It will be on the agenda for the next meeting.

Milford Township Comprehensive Plan: Members reviewed the comments sent by the County. The Solicitor stated that Jayson Wood, the author of this document, should communicate with the County. Members asked the Secretary to confirm that those comments were sent to Jayson Wood. The Solicitor will also communicate with Mr. Wood.

Zoning Ordinance Section 306 Uses Not Provided For: The Secretary stated that the Board of Supervisors had sent the proposed ordinance back to the Planning Commission. The members discussed that this type of application should go to the Planning Board first, rather than to the Board of Supervisors. The Solicitor will update the language accordingly.

Hazard Mitigation Plan: There was correspondence from Tara Burnham of the Pike County Conservation District regarding the houses on Moon Valley Road that were placed in the floodplain. Members discussed that the area might actually be in the erosion zone rather than the flood zone, and a study needs to be conducted. The houses could potentially be removed from the floodplain with the installation of culvert pipes. This responsibility might fall under

Emergency Management rather than the Planning Board. This item will be tabled for discussion at the next meeting.

Mixed-Use Zoning Amendment: An amendment proposed by Legend Properties in 2019 was reviewed and discussed. The Solicitor will provide three different types of mixed-use ordinances for the members to review, so they can be discussed at the next meeting.

Eastern Pike County Regional Act 537 Plan Transmittal – HRG: This Township is now a neighboring municipality. The members need to finish reviewing this amended plan and then summarize their thoughts. Odor problems, the financial plan, responsibility for maintenance and reconstruction of the line, whether residents will be allowed to hook up, and whether comments are expected from this board were discussed.

Public Participation - None

At 8:30 P.M., the members adjourned the workshop.

Sincerely,

Shahana Shamim

Secretary