

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
MAY 4, 2023**

I/II. Opening/Pledge

The meeting was called to order and opened at 7:00 p.m. by Borough Planning Commissioner Chair Linda Paynter and the Pledge of Allegiance was recited.

III. Roll Call

Commissioners Linda Paynter, George Hinton and Michael McNamara were present in the Meeting Room while Commissioner David Manzo was absent. Also present were the Borough Planning Administrative Assistant D. Harbison, Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of April 6, 2023 were approved on motion made by G. Hinton, duly seconded by M. McNamara and carried on a vote of 3-0.

V. Public Comment-None.

VI. Plans to be Discussed-None

VII. Old Business:

A. Zoning Ordinance Amendment of Keeping of Chickens within the Borough

The Borough Zoning Officer (Suzanne Borzak) discussed the recent revisions to the Zoning Ordinance Amendment.

Initially, the Zoning Officer stated that the Borough Zoning Hearing Board denied Mr. Richard Smith's request to keep chickens on his property.

The discussion then centered upon the number of chickens allowed i.e. four (4) chickens. Mr. Richard Smith (a resident in the audience who has chickens) stated that 4 chickens is not enough to produce a sufficient number of eggs for a family to consume.

Then the discussion was 4 chickens per lot, per residence, per a certain amount of acreage so on. If "per residence", what about Dream Lehigh Valley and Colonial Springs with multifamily residences all on one lot? Also, a certain amount of acreage was not recommended. Finally and as per the suggestion of Borough EIT Pysher, it was decided that 4 chickens "per occupied tax parcel" would be acceptable.

G. Hinton reminded the Commission that since this was a zoning ordinance amendment, the amendment would need to be submitted to the Lehigh Valley Planning Commission (LVPC) for approval. Accordingly and on motion made by L. Paynter with a second by M. McNamara and with a vote of 2-1:nay-Hinton), the Commission voted to delay a recommendation of the revised zoning amendment until the LVPC provided the Borough with its review comments.

B. Zoning Ordinance Amendment for New Definitions of “Parking Lot,” Types of Uses for “Parking Lot,” Amendment of Sign Provisions and Clarification of Signage Issues or Refuse Zoning Permits

Zoning Officer discusses the revisions to the zoning ordinance amendment which she prepared.

There was a brief review of definitions, types of signs and locations, sign permits required, sign areas, general sign regulations including, temporary signs, promotional signs and digital/electronic signs. There was also discussion as to the allowable zoning districts for signs along with off-premise signs.

Because of the volume of the text to be reviewed, discussed and approved, on motion made by G. Hinton, second by M. McNamara and with a vote of 3-0, this matter was tabled.

VIII. New Business:

A. The Uniform Construction Code-International Residential Code Amendment

The Zoning Officer proposes an ordinance amendment to require a permit issued by the Building Code Official for residential¹ renovations or alterations even if there is no structural change, changes to means of egress, residential repairs or changes in the residential building footprint.

After brief discussion and on motion made by G. Hinton, second by M. McNamara and with a vote of 3-0, this matter was tabled.

IX. Referral from the ZHB: None

X. Adjournment – 8:15 p.m. on a motion made by Commissioner G. Hinton, duly seconded by Commissioner M. McNamara , the motion carried with unanimous vote of 3-0.

Respectfully submitted,
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By: 
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¹ This would not apply to commercial alterations or renovations which do require a permit.