

# Chester Heights Planning Commission

August 24, 2023

## Meeting Minutes

The meeting convened at 7:00pm at 53 W. Baltimore Pike, 2<sup>nd</sup> Floor, with the following Commission members in attendance:

Mr. John Lesky  
Mr. Mark Carroll  
Mr. Thayer Schroeder  
Mr. Dave Clarke  
Ms. Melinda Kerry

Guests:  
Mayor GinaMarie Ellis

### AGENDA:

#### 1) Historic Preservation Ordinance

The Planning Commission was tasked with reviewing and voting on the HPO as requested by Council. The PC reviewed the Ordinance and felt that the language of the following Sections need further clarification before PC can recommend approval:

- **185 -147.1.1 Purposes.**
  - B.** -300' adjacency distance seems excessive, recommend reviewing the impact of this requirement.
  
- **185-148.2 Definition.**
  - Demolition or demolish** – what is % of significant portion? Also should align with 185-151 A.
  - Historic Resources or Structure** - will there be any list beyond the Delco Historic Resources of Chester Heights Borough? If the Historic Commission makes up a list, how does it get enacted into the ordinance and will there be a public meeting on it?
  
- **185- 149 Historic Resources Map**
  - B.2** - All adjacent Owners within the 300' historic adjacency distance should be notified of their potential compliance requirements.
  
- **185-150 Historical Commission**
  - A.** – Should (5) Boro Residents be nominated so an outsider is not a possible tie breaker?
  
  - G.1** - Surveys should require Owner consent
  
  - G.4** – Exactly, how does the 300' rule apply to Owner landowners adjacent to development applications?
  
  - G.11** – Collaborations with Owners should be in conjunction with specific development applications.

- **185-151 Demolition of historic resources**
  - B. – What will the Building Inspector’s role be in assessing historic structures outside of specific demolition permit applications? Section also mentions that unoccupied structures should be tightly sealed...how does that apply to a demolition permit?
  - G.2 – Length of time extensions seem unlimited, who determines the time amount?
  - G.3 – How can the economically alternative uses be enforced?
- **185- 152 Conditional use provisions**
  - B. - Change “may” to “will be allowed” in historic dwelling, ...
  - D.10 – Fix heading
  - G (2) – The cost to document the resource should be noted as being borne by the Borough.
  - G (3) – This section is recommended to be eliminated as the Borough should not be making determinations of what is an “economically viable alternative” for property owners.
- **185- 153 Modification to area and bulk regulations**
  - B. - Where and how does this apply to adjacent lots not part of any applications? Planning Commission generally, would like to see an ordinance that could not be applied to affect properties adjacent to a property containing a historic ordinance.
- **185- 155 Historic Resource Study**
  - A. (1) – It appears that an “a” is missing between “of” and “building and other structures”
  - (3) – More explanation is needed regarding the requirement for a resource study for work being performed within 300’ of a historic resource.
- **185- 157 Repealer**
  - The second sentence beginning with Floodplain needs to be reviewed and reworked as words are missing.

It is the intent of the PC to review any amendments made by Council at the 2023 September Meeting if needed.

**Other Activities:**

- Motion to approve the Minutes from July 2023 will be made at the September 2023 Meeting.
- Motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:45 PM.

Minutes Prepared by the Planning Commission.