

Bob Hanson

From: Robert Hanson [hansonrf@aol.com]
Sent: Tuesday, December 15, 2009 9:10 PM
To: Council@indianlakepa.us; ZoningCommittee@indianlakepa.us
Cc: Paul Comez; Dick Brodt; Bob Vogel; Tom O'Toole
Subject: Planning Commission Comments to draft Zoning Ordinance 155
Attachments: Proposed Indian Lake Zoning Ordinance 10-15-09-MASTER PC.doc

Planning Commission has concluded our review of the draft Zoning Ordinance 155. Most of our comments are editorial, but there are a few which we consider substantive.

Our conclusion is that the Ordinance reflects a great deal of good work and most definitely brings our Zoning requirements more in accord with the latest (2005) revision of the MPC. We remain concerned, however, that much work remains due to the extensive overhaul done by the Zoning Committee, and the sheer magnitude of our questions and comments. We do not yet recommend enactment, but we strongly and unanimously recommend proceeding with the public hearing and comment phase to ferret out any remaining comments/concerns.

Our comments and questions are resolvable, but should be dealt with thoughtfully by the Zoning Committee, collaboratively and jointly with the Planning Commission. While this cannot occur before the end of the year, it should occur in 1Q 2010.

We will be inviting Brad Zearfoss (Somerset County Planning Director) and Denny Puko (Planning Program Manager for the DCED Governor's Center for Local Government Services) to our January 11 meeting, which we strongly hope will be a joint Zoning Committee/Planning Commission meeting. This will be an outstanding opportunity to learn from these two guests, and then to jointly begin the comment resolution phase.

As promised, the attached Word document with markups reflects our collective/consensus comments.

Respectfully,

Bob Hanson

Chairman, Indian Lake Planning Commission
www.indianlake.info (Planning Commission)
Councillor Elect
www.indianlakepa.us (Borough)
PLANNING@indianlakepa.us

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