

**MINUTES  
PUBLIC HEARING  
AMENDMENT TO ZONING ORDINANCE  
AUGUST 11, 2020**

**PURPOSE:** HEARING CONCERNING THE AMENDMENT TO ZONING ORDINANCE 1118, AMENDING SECTION 202, ENTITLED SPECIFIC TERMS, TO REVISE DEFINITIONS FOR SHORT-TERM RENTAL; AMENDING SECTION 302.02, ENTITLED PERMIT EXEMPTIONS, TO PROVIDE AN EXCEPTION FOR SHEDS; AMENDING SECTION 302.07, ENTITLED CERTIFICATE OF USE AND OCCUPANCY, TO ELIMINATE A REQUIREMENT REGARDING USE CERTIFICATES; AMENDING SECTION 505, ENTITLED DISTRICT USE TABLE, TO PROVIDE A SPECIAL EXCEPTION FOR SHORT-TERM RENTALS; AMENDING SECTION 1101.01, ENTITLED DEFINITIONS SPECIFIC TO WIRELESS COMMUNICATION FACILITIES, TO PROVIDE FOR REVISED DEFINITIONS FOR CERTAIN TERMS; AMENDING SECTION 1101.02, ENTITLED HISTORIC BUILDINGS OR DISTRICTS, TO PROVIDE FOR REVISED DEFINITIONS REGARDING WIRELESS COMMUNICATION FACILITIES; AMENDING SECTION 1101.03, ENTITLED BULK AND AREA REQUIREMENTS, TO REMOVE LANGUAGE REGARDING “TOWER-BASED” FACILITIES; AMENDING SECTION 1101.04, ENTITLED DESIGN, CONSTRUCTION, AND OPERATIONS, TO PROVIDE FOR SMALL WIRELESS FACILITIES AND TO REMOVE LANGUAGE REGARDING “TOWER-BASED” FACILITIES; AMENDING SECTION 1101.05, ENTITLED AESTHETICS, COLLOCATION, OR MODIFICATION, TO REMOVE LANGUAGE REGARDING “TOWER-BASED” FACILITIES; AMENDING SECTION 1101.06, ENTITLED REPLACEMENT, COLLOCATION, OR MODIFICATION, TO INCLUDE SMALL WIRELESS FACILITIES AND TO REVISE STANDARDS FOR COLLOCATION OF WIRELESS FACILITIES; AMENDING SECTION 1101.07, ENTITLED PERMIT REQUIREMENTS, TO PROVIDE FOR SMALL WIRELESS FACILITIES, REMOVE LANGUAGE REGARDING “TOWER-BASED” FACILITIES, AND REVISE THE PERMIT REVIEW PROCESS; AMENDING SECTION 1101.08, ENTITLED DISCONTINUATION, ABANDONMENT AND REMOVAL, TO PROVIDE FOR SMALL WIRELESS FACILITIES; ESTABLISHING SECTION 1101.09, ENTITLED FEES; AMENDING SECTION 404(B), ENTITLED EXTENSIONS, EXPANSIONS AND ENLARGEMENTS RELATING TO NONCONFORMING USES TO RESTRICT THE EXTENSION, EXPANSION AND ENLARGEMENT OF NONCONFORMING USES; AMENDING SECTION 502, ENTITLED ZONING MAP, TO ALLOW FOR A FEE TO BE CHARGED WHEN AMENDING THE ZONING MAP AT

THE REQUEST OF A PROPERTY OWNER; ADOPTING AN UPDATED ZONING MAP, CHANGING CERTAIN PORTIONS OF THE ZONING AREAS OF THE BOROUGH FROM R2 RESIDENTIAL AREA TO RLB RESIDENTIAL LIMITED BUSINESS; AND PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

The Public Hearing was called to order at 6:34 P.M. by Councilor Hoban. The public hearing was held at the Union City Area High School LGI Room.

**COUNCILORS PRESENT:** Hoban, McGuire, Cross, Bowes, and Joyce. Councilor Brumagin was absent.

**OFFICIALS PRESENT:** Solicitor Timothy Wachter, Mayor Natalie Wilmoth, Borough Secretary Cindy Wells. Zoning Officer Dennis Ploss was absent.

**VISITORS PRESENT:** See the sign-in sheet

**COMMENTS:** Solicitor Wachter gave an overview of the proposed amendment.

**HEARING OF THE VISITORS:** There was a question from Josh Lesik who represented the Moose Club. He asked if they combined one of their lots that was zoned R2 with an RLB lot, would the zoning change to RLB. Solicitor Wachter stated that it wouldn't change. If they want the zoning changed, they would need to send a request to Borough Council and then Council would need to pass an ordinance for the change. It would require a Public Hearing. There would also be costs to the requestor for the maps to be reprinted.

There were no other comments or questions.

**MOTION TO ADJOURN:** It was moved by Councilor Cross and seconded by Councilor McGuire to adjourn. Motion carried unanimously.

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ATTEST