



## PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS PUBLIC MEETING MINUTES: FEBRUARY 16, 2016

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BOARD MEMBERS PRESENT: William Patterson, Chairman  
Richard Kratz, Vice-Chairman  
Janet Heacock, Member  
Gordon MacElhenney, Member

ABSENT: Dean Becker, Member

PLANNING COMMISSION  
MEMBERS: Ronald Smith, Chairman  
Timothy Ott, Vice-Chairman  
Michael Beltz, Member  
Nancy Gaugler, Member  
Brett Coleman, Member

OTHERS PRESENT: Cecile Daniel, Township Manager  
Kenneth Picardi, Township Solicitor  
John Moran Jr., Code Enforcement/Zoning Officer  
Mark Stabolepszy, SSM Group, Inc.  
Brian Olszak, Montgomery County Planning  
Commission

William Patterson called the February 16, 2016 public meeting of the Perkiomen Township Board of Supervisors to order. The purpose of this public meeting was to review and discuss Ordinance No. 229 – Floodplain Management Ordinance. The Planning Commission Members were present to review this proposed Ordinance with the Board and to continue after this public meeting, with the February Meeting of the Planning Commission.

**FLOODPLAIN ORDINANCE:** Cecile Daniel informed the Board that the Perkiomen Township Planning Commission has been working with the Township staff to prepare a new Floodplain Ordinance. Under the direction of FEMA, this new Ordinance must be in effect by March 2, 2016. The proposed draft was reviewed by both the Montgomery County Planning Commission and FEMA. Ms. Daniel explained that the major difference in this new Floodplain Ordinance is that it will no longer be a part of the Zoning Ordinance. This new Ordinance will be freestanding. Whereas previously all appeals were filed with the Zoning Hearing Board, the new Ordinance requires all



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appeals to be filed with the Board of Supervisors. Section VI – Floodplain Appeals, and Section VII – Technical Provisions in the Event An Appeal or Approval is Granted, establish the procedures a person must follow, including any technical requirements, as part of the review process.

Ms. Daniel presented the review letter received from FEMA regarding the Township’s draft Floodplain Ordinance. The first comment was with regard to the definition of New Construction. In this definition, the Ordinance must list the effective start date of this Ordinance. This date is important as a designation as to when any new construction must comply with this Ordinance. If adopted at this meeting, Ms. Daniel reported that under the Township’s Code, the effective date would be Monday, February 22, 2016, not February 17, 2016, as set forth in FEMA’s letter. The second comment dealt with a mislabeled section number within the body of the Ordinance. Ms. Daniel informed everyone that all the main section numbers were changed to be consistent with the Codification numbers set forth in the Township’s code. In reviewing the comment from FEMA, John Moran found that this change did not administratively include any section numbers within the body of the Ordinance, whereby one section may refer back to another section. In order to be consistent with the Codification numbers and to be administratively correct, these reference numbers needed to be changed as well. This will be important in the implementation of this Ordinance. The third comment was an administrative comment regarding the procedure once the Ordinance is adopted.

Since the Planning Commission spent time reviewing and developing the new Floodplain Ordinance, the Board asked if there were any comments the members would like to add. Brett Coleman recommended that, under the application requirements for special permits, Section 172-27.C.2, the scale should be revised from “proposed contours at intervals of two (2) feet” to “proposed contours at intervals of one (1) foot”. The reason for his recommendation was for clarity and producing readable plans when evaluating an applicant’s proposal.

It was the opinion of Solicitor Picardi that these changes were minor in nature and that the proposed Floodplain Ordinance was ready for the Board’s consideration.

After deliberation of the new Floodplain Ordinance, Janet Heacock made a motion seconded by Richard Kratz to adopt Ordinance No. 229 – Floodplain Management Ordinance of Perkiomen Township subject to including the following minor edited revisions to the Ordinance as follows:



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- Under the definition of “New Construction” include the date of February 22, 2016 so that it is clear that “structures for which the start of construction commenced on or after February 22, 2016 and includes any subsequent improvements to such structures. Any construction started after May 1, 1985 and before February 22, 2016 is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.”
- Correct section numbers within the body of the ordinance so that the number references are administratively consistent with the new Codification numbers.
- Compliance with the administrative requirements in terms of certification of the adopted ordinance.
- Change Section 172-27.C.2 so that contour lines will be at one (1) foot intervals, not two (2) foot intervals.

There were no public comments on the motion. The motion was carried by a vote of 4-0.

There being no further business, the meeting was adjourned upon motion of Richard Kratz, seconded by Janet Heacock. Upon the closing of the public meeting of the Board of Supervisors, the Planning Commission began its February meeting.