

LeBoeuf Township Public Hearing – August 28, 2019

The LeBoeuf Township Supervisors held a Public Hearing in regards to Proposed Ordinance #3 of 2019 – Amendment to the 2018 Zoning Ordinance- in regards to Campgrounds and the Definition of Rental Services. The meeting was held August 28, 2019. The meeting was called to order at 5:30 p.m with the Pledge of Allegiance. Present were James Glover, Michael Whitman, Michael Porter, Larry Hanas II, Robert Rinfuss, Bob & Jayne Rinfuss, James Warner, Steve Shallenberger, Jim McGuire, and Catherine Wise. Edward Falconer arrived at 5:40 p.m. Zoning Officer Bill Cornwell arrived at 5:56 p.m. Drew Francisco arrived at 6:00 p.m.

Supervisor Michael Whitman presented opening statements in regards to the provisions within the proposed Ordinance. He stated that in his opinion, the LeBoeuf Township's Zoning Ordinance enacted on July 25, 2018, wording was adopted from other municipalities and did not take in account that a Commercial Business (B-1 zone) Land Owner should be allowed to develop his land as he sees fit. Supervisor Whitman feels that the township should not be allowed to tell a "Commercial Property" owner what to do with the land that he pays taxes on. He agreed that the ordinance was passed to keep "Campgrounds" in Agricultural and Business-2 Zones on 20 acre or more lots, to keep the township rural. At this time, Campgrounds are not permitted in B-1 Zones, the proposed amendment is to change the Ordinance to allow Campgrounds on B-1 zones with no minimum land requirement, but all other requirements would need to be complied with. This change in the ordinance would allow anyone within the B-1 districts to have a campground on their property. The ordinance amendment stated that "All Campgrounds" will be by Special Exemptions, which requires a Zoning Hearing and allows the Zoning Hearing Board to set provisions on a per application basis.

Robert, Bob & Jayne Rinfuss along with Jim McGuire were present to point out that this will bring in additional people who may trespass on their properties. They have already had trouble this summer with just 2 cabins on the property discussed.

James Warner, Chairman of the LeBoeuf Township Planning Board, stated that the land owner should go through the proper steps, before the Supervisors consider passing the proposed ordinance. The land owner should have all permits required (Erie County Board of Health, DEP, etc.) and bring a Business Plan with drawings to the LeBoeuf Township Board of Planners, who in turn would review the proposed plan and then give their recommendations to the LeBoeuf Township Board of Supervisors.

Supervisor James Glover agreed that a plan should be presented before changing the current Zoning Ordinance.

The addition of the Definition of Rental Services was not opposed.

James Glover motioned to adjourn the Public Hearing at 6:26 p.m. Michael Whitman seconded. All voted yes.

Catherine Wise
Secretary/Treasurer