

Swarthmore Planning Commission

January 18, 2018

Members attending: Chris DeBruyn, Denise Disney, Steve Minton, Elizabeth Jenkins, Nancy Templeton, Don Jones, Laura Poltronieri, David Virgil.

Also attending: Borough Council liaison Betsy Larsen

The meeting was convened at 7:35 pm

The Chair welcomed Betsy Larsen as our new Borough Council liaison

Floating zones –

- Floating zones allow a land owner to request a specific defined zoning change for a single or group of lots, and require extensive expensive documentation, and a township council vote to revise the zoning map.
- They generally seem to be aimed at attracting large development projects.
- I think we ended up thinking that a better method for us would be to add well defined conditional uses to the various zones, or perhaps doing an overlay.

Co-housing:

- There was significant discussion regarding additional kitchens for each dwelling, and what happens to those kitchens if the ownership transfers.
- Discussed ownership types and residency – the general discussion suggested that all residents should be owners, and the ownership should be a cooperative or LLC type of agreement. This type of housing would not be permitted to have rental tenants.
- There was brief discussion regarding building ‘village’ type arrangements, with separate structures on a single lot.
- Co-housing could be achieved now by an elderly group through a Fair Housing accommodation, however intergenerational groups probably do not have that option currently.
- A co-housing project would require minimum lot size.
- There was brief discussion around parking requirements.
- There was brief discussion regarding whether this should apply to the entire town, or be limited to some geographic or zoning district types.
- A requirement that plumbing and electrical capacity meet some defined requirement based on number of proposed occupants was discussed.

Don Jones proposed a motion to adjourn, it was seconded by Laura Poltronieri at 9:00 pm