

December 7, 2011
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairman Paulus. The Pledge of Allegiance was said by all.

ATTENDANCE

Steve Paulus, Chairman	Kirk Stoner, County Planning
Sheldon Brymesser, Vice Chairman	James Bogar, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
Nancy Codner, Member	Mark Bruening, Engineer
Dave DeNicholas, Member	Greg Rogalski, Zoning Officer

MINUTES

On the motion of Ms. Nelson, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the August 3, 2011 regular meeting.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

NEW BUSINESS

JOHN MUSSER – CONDITIONAL USE

Carl Bert present. Don and Sarah York present. Sarah is the granddaughter of John Musser and is interested in purchasing proposed Lots 7 & 8. The flag lot requires the conditional use. Lot 8 would front on Old Stone House Road as a conventional lot. Lot 7 would have a flag as access, to preserve the good farm land out by the road. Lot 7 is wooded, has a lot of rock, and the soils are not as good.

Engineer's Comments:

Mr. Bruening reviewed his comments dated November 30, 2011. He also provided a sketch layout that would move the flag to the property line and be a shared driveway to two large five acre tracts at the back. This would preserve more farm land at the front of the property.

There was discussion concerning Mr. Bruening's proposed layout. Since the farm is in the Clean and Green program, it requires a 10 acre tract, and that is why the 10 acres is shown at the rear, being accessed by the flag. The 2 acre tract at the front of the property would be owned by the same person (the granddaughter) so the Clean and Green requirements would be met.

They cannot meet the Clean and Green requirements by doing two 5 acre tracts as proposed by Mr. Bruening. There would be implications with back taxes on the property.

Mr. Bruening noted the flag portion only needs to be 25' instead of the 50' as shown. Mr. Bert would like to keep the 50' flag to allow enough room to build the driveway, include utilities, drainage, and landscaping.

Board's Comments:

Ms. Codner liked the layout as shown by Mr. Bert, with the exception of moving the flag portion to the property line to the south.

Ms. Nelson questioned if the pole for the flag lot needs to be straight, or could it curve where needed to maintain some of the tree line.

Mr. York said the purpose of the second lot is for their son to build on at a later date. He is only 2 years old. At this time it would remain in farm land.

Mr. Bogar pointed out the sections of the ordinance that are applicable to a conditional use request. The Planning Commission must make a recommendation to the Board of Supervisors, who will then hold a hearing.

Ms. Nelson liked the idea of having the lot to the rear in the undesirable field, as opposed to having two lots along the road frontage where the land is more desirable for farming.

Mr. DeNicholas felt more farm land would be preserved by moving the flag portion to the south to the property line.

Mr. Paulus mentioned the York's are working with the family. To go with the flag lot is better than two lots at the front of the road. It preserves more farmland that way. Taxes are already high and keep going up. The Clean and Green program years ago was set up as a tax relief for farmers.

Mr. Bruening questioned how many parcels have been taken off the parent tract. Mr. Bert said about 4 or 5, and they have all gone to children or grandchildren.

Mr. Brymesser feels they have made a conscious effort to do the right thing, especially with the 10 acre tract on the undesirable land. He supports the plan as presented. He supports preserving farm land.

Mr. Rogalski said part of the issue of the 25' or 50' pole falls to the engineer. He should lay a driveway there to see what minimum width is required to work with the fence row. Some justification is needed. Maybe it will be determined that the pole needs to be 35'. Mr. Bert said it can be 25' at the road frontage, but we get into a problem back further with the trees.

On the motion of Ms. Codner, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the John Musser conditional use request as shown, with the exception to move Lot 8 over and put the flag portion for Lot 7 to the property line to the southern side. If the flag portion can be reduced to 25' after engineer review, that would be preferred.

Ms. Nelson asked if the conditional use hearing is for both lots, or just Lot 7 with the flag? Mr. Bogar said the hearing is for the application as submitted.

Mr. Bert asked if he can make changes to his submission? Mr. Bogar suggested he come to the hearing with two drawings.

MEETING DATES FOR 2012

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to set the meeting dates for 2012, as presented.

UNFINISHED BUSINESS

ALTERNATIVE ENERGY - SOLAR

Mr. Stoner said the Planning Commission has worked through the county ordinance and has made comments that were given to Mr. Rogalski for his input.

Mr. Rogalski reviewed the proposed ordinance and the input he provided. Pages affected were page 3, 6, 7, 9, 10, and 12. His suggestions were okay with the Planning Commission.

Mr. Rogalski will give more thought to the Access requirements on page 12, 9b. He will then clean up the ordinance and provide a final draft for review.

Other ordinances to be considered include Wind and Outside Boilers.

AUDIENCE PARTICIPATION

Michael Mowery said he is attending the meeting because he is a Boy Scout working on his citizenship and Community merit badge.

STAFF COMMENTS

Mr. Rogalski mentioned the zoning hearing that was held concerning chickens and asked if the Planning Commission is interested in considering an ordinance for organic farming, which is becoming more of an issue recently. The Board agreed to take a look at it.

Mr. Paulus mentioned the windmill that was installed on the McCorkel farm on Zimmerman Road.

Ms. Nelson mentioned the copy of the Storm Water Management ordinance seems to be missing a map for the Hogestown Run.

Mr. Bogar announced this will be his last meeting as Solicitor to the Planning Commission. He has been here for a while and has known some of the members for a long time. Hopefully he has been helpful. He wished everyone a Merry Christmas.

Mr. Paulus said he will miss Mr. Bogar's years of experience. He has helped his as Chairman.

Mr. Brymesser thanked Mr. Bogar for his service. He has been very helpful over the years.

Ms. Codner mentioned she attended a workshop on Marcellus shale in September and questioned if this is something we should be concerned with. Mr. Stoner said there is no Marcellus shale in Cumberland County. Down the road there could be a concern with unia shale.

Mr. Paulus wished everyone a Merry Christmas and looks forward to seeing everyone next year.

ADJOURN

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant