

March 19, 2015  
6:00 PM

The conditional use hearing for John Bordelon was called to order by Chairman Kehoe. The Pledge of Allegiance was said by all.

ATTENDANCE

Phil Kehoe, Chairman  
A.W. Castle, Vice-Chairman  
Samuel Simmons, Supervisor

Mike Pykosh, Solicitor  
Greg Rogalski, Zoning Officer  
Marjorie Metzger, Administrative Assistant

PROCEDURE

Mr. Pykosh announced this is the conditional use hearing for Johnathan Paul Bordelon, located at 1554 Williams Grove Road.

EXHIBITS

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|---------------------|---|
| Township Exhibit #1 | Conditional Use Application dated January 25, 2015.   |
| Township Exhibit #2 | half page explanation of what is being requested.   |
| Township Exhibit #3 | Aerial map listed as 1554 Williams Grove Road...  |
| Township Exhibit #4 | Full page area map, stating the property is roughly 10 acres.   |
| Township Exhibit #5 | Actual tax assessment print off with dated information and map of property.   |
| Township Exhibit #6 | Certificate of service of public notice, which appeared in The Sentinel on February 24 and March 3. The notice of hearing and nature of hearing was mailed on February 19 to the following individuals: Marjorie Metzger, Secretary/Treasurer; Monroe Township Planning Commission members; Greg Rogalski, Zoning Officer; JHK Enterprises, Applicant; and Kirk Stoner, Cumberland County Planning Department. First class mail was sent to Williams Grove Speedway, the mobile home Park, steam engine association, and Dale Stager, all adjoining property owners. The notice was posted at the municipal building on February 19 and the property in question was posted on February 24. |
| Township Exhibit #7 | Letter to Monroe Township Board of Supervisors dated February 24, 2015 from Mark Bruening, township engineer. A copy was provided to the applicant.   |
| Township Exhibit #8 | Memo dated March 19, 015 and attached aerial plan to the Board of   |

Supervisors from Greg Rogalski, Zoning Officer.

Township Exhibit #9	A sign in sheet on the back table of the meeting room. Anyone who signs it will receive a copy of the written decision on this matter.
Applicant's Exhibit #1	One page document called Magnolia Manor septic proposal.
Applicant's Exhibit #2-8	Photos from different vantage sites.
Applicant's Exhibit #9	Plan submitted by applicant. The top right corner is marked Plan 2 proposed parking, back and west north side.
Applicant's Exhibit #10	Plan 3 proposed septic.

There was no objection to the omission of the exhibits, so they were all omitted into evidence.

Anyone who will be making a statement or testifying was sworn in.

#### APPLICANT'S PRESENTATION

Mr. Bordelon thanked Greg Rogalski for his help because he is not used to this process. He wants to keep the business small and simple for wedding and events at his property. He would not call it commercial. He is a small residential property. There will be no more than 20 weddings a year. There will be no event on Labor Day weekend because of the tractor show and flea market. Mr. Bruening had made some comments on things that he was not aware of. The bathrooms can be done and he will go through the steps to get it the right way. He would like to be a special event venue.

#### ZONING OFFICER'S PRESENTATION

Mr. Rogalski referred to Township Exhibit #8, his memo dated March 19, 2015, and listed the potential conditions. This is a use we don't provide for. We don't deny or allow it anywhere in the township. When that occurs, it is a conditional use. The general criteria for health, safety, and welfare of the use have been met. Mr. Bordelon proposes to re-use an existing structure. There is nothing new. The intent is to house banquet style events. The closest section of the ordinance is commercial recreational facilities in Section 415. The applicant appears to meet those criteria with this particular use.

There was discussion with the Planning Commission on parking and how it is calculated. There must be one parking space for every three seats. The proposal is for 150 seats, so that would require 50 parking spaces. The property is next to the creek. Flood plain is a concern and a very small sliver of the barn appears to be in the 100 year flood plain. The applicant must have a survey and provide a certificate stating the barn is outside the flood plain. Mr. Rogalski believes the survey will show it is outside the flood plain. The Planning Commission recommended approved of the application, working off of Mr. Bruening's comments which is Township Exhibit #7.

This hearing is the first step of the process. There are other steps like the building permit and things of that nature in order to get the final go ahead. Some of these steps have costs associated with them. If the Board provides an approval with conditions then Mr. Bordelon would have to come back with the appropriate paperwork.

Mr. Rogalski read the proposed conditions from his memo dated March 19. How this application came about gives the Board flexibility.

Mr. Bordelon agreed with the conditions as outlined by Mr. Rogalski. He needs to determine what to do about the sewage. Mr. Rogalski said there is the option of an on-lot septic system. There is also the option of a holding tank, which is permitted under certain conditions. That is something to come back with under a separate item. Mr. Bordelon said he is willing to do his best and work with the township to get it done.

Mr. Pykosh questioned if Mr. Rogalski's conditions encompass Mr. Bruening's comments? Mr. Rogalski said this is his recommendation. Mr. Bruening had additional comments. The Board should understand the type of facility being proposed. Some of the engineer's comments were included. One comment not included is the requirement of a land development plan. He doesn't feel a land development is necessary because nothing new is being built. He does not feel the land development plan applies. Not having a land development plan does not relieve the applicant from having to provide most of what is on a land development plan. It is just the matter of process.

#### BOARD'S COMMENTS:

Mr. Castle asked if existing buildings are being used, and Mr. Bordelon said yes.

Mr. Simmons questioned one event per weekend. Mr. Bordelon said yes. Friday evening he will allow decorating. Saturday will be the event. And Sunday will be for coming back for personal items. Mr. Simmons said it sounds good. Mr. Rogalski said the traffic would be during peak hours, according to PennDOT.

Mr. Castle said it is in the right location. There is also the Grangers and the speedway. There is a lot of activity with a lot of noise. No one is real close to the barn area. Mr. Bordelon said there is a tree buffer on the back of the property.

Mr. Kehoe asked if there would be overnight events or camping on the property. Mr. Bordelon said there would be no overnight. His property is on the federal national register. He will not be putting tents in his yard. He wants to keep it nice, neat and elegant. Mr. Rogalski said the camping would not be allowed.

Mr. Kehoe asked if there would be portable trailers on the site. Mr. Bordelon said only the catering trailers during the event.

Mr. Kehoe noticed the initial plan showed a 10,000 square feet parking lot. This revised plan is a lot bigger. Mr. Bordelon mentioned the old Williams Grove Road goes through his property. He thought he could add to both sides of that for the parking, but that is all in the front yard. He was trying to make Mr. Bruening happy. He likes the parking in the rear better.

Mr. Rogalski said Section 415 permits grass overflow parking. By our ordinance he only needs 50 spaces and he is proposing 90. The green concept would make more impervious surface. Only the first 50 cars would require the stone. The functionality will drive the need.

Mr. Kehoe asked about the layout of the plans. Mr. Bordelon said he used to build homes so he made the drawing.

Mr. Kehoe asked if the survey shows an area within the flood plain, by the township allowing this use, do we assume any responsibility from any damage from a declared disaster. Mr. Rogalski said the flood plain could be a deal breaker depending on the FEMA survey. Mr. Bordelon said the events will be on the upper level. He has been there 15 years and has never gotten water. Mr. Rogalski doesn't think the township is taking on a risk.

Mr. Kehoe asked if this is for weddings. Mr. Bordelon said weddings and special events. Mr. Kehoe asked if there would be a special event to tie in with the Granger's week. Mr. Bordelon said he would not have an event the week before or the week after Granger's and he is willing to put that in writing. That is the only time of the year he has seen a backup of traffic on Williams Grove Road.

Mr. Pykosh said the Board could approve the request with the conditions outlined in Mr. Rogalski's memo, and compliance with all other regulations.

Mr. Kehoe suggested changing the end time on Saturday evenings to 11 PM instead of 10 PM.

Mr. Kehoe asked if this property is in the MS4 area. Mr. Rogalski was not sure, but as long as the storm water permit is followed it should be okay.

Mr. Kehoe said it is a good idea and wished Mr. Bordelon the best of luck. He hopes it works out.

Mr. Simmons asked about the noise of the Saturday night races. Mr. Bordelon said he could turn up the radio. For the most part, the event would be inside the top of the barn.

Mr. Kehoe asked if the tents would be set up in the back. Would a tent be allowed to be set up in the front? Mr. Rogalski said the Board has flexibility on that. Usually we don't allow structures in the front yard 75'. Mr. Bordelon said the tent will be put up for the event and taken down the next day. No tent will stay on his property for a seasonal use.

Mr. Kehoe mentioned the farm up the road doing the same thing. From a competitive sense is there any zoning in that township to be considered. Mr. Rogalski said he is not familiar with that. Mr. Bordelon said they park in corn fields. He will keep it classy. There will be no port-a-potties, even though they are used next door at Grangers and the flea market.

Mr. Castle asked about the conditions presented. Mr. Bordelon said he has been working on them and will continue. He agreed to abide by the stipulations outlined by Mr. Rogalski. He is confused with the flood plain. Mr. Castle said he has never seen flooding on that property.

AUDIENCE COMMENTS: None

BOARD DELIBERATION AND DECISION:

**On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the John Bordelon conditional use request, with the conditions as set forth by the Zoning Officer in his memo dated March 19, 2015, with the one change of time on Saturday evening from 10 PM to 11 PM.**

Mr. Pykosh will get a written decision prepared within the next 45 days.

Mr. Kehoe announced the Board will hold an executive session after the meeting to discuss a potential matter of litigation.

The hearing was adjourned at 6:45 PM.

Respectfully submitted,

Marjorie E. Metzger  
Administrative Assistant