

March 5, 2014
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Solicitor Mike Pykosh.

ATTENDANCE

Steve Paulus, Chairman	Greg Rogalski, Zoning Officer
Sheldon Brymesser, Vice-Chairman	Kirk Stoner, County Planner
Dave DeNicholas,	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
Jose Napen	Mark Bruening, Engineer

REORGANIZATION

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to select Steve Paulus as Chairman of the Planning Commission for 2014. The meeting was turned over to Mr. Paulus.

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to select Sheldon Brymesser as Vice-Chairman of the Planning Commission for 2014.

On the motion of Mr. Paulus, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to select Sharon Nelson as Secretary of the Planning Commission for 2014.

The Pledge of Allegiance was said by all.

MINUTES

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the October 2, 2013 regular meeting.

On the motion of Mr. DeNicholas, and seconded by Mr. Paulus, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the September 12, 2013 joint workshop with the Planning Commission and Board of Supervisors.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

NEW BUSINESS

TRINDLE STATION – PHASE 2, SECTION 7, LOT 6

Mr. Frank Tamanini present. There was a person who wanted a double lot, so Lot 6 was left big. However, after a 30 day contract, the deal fell through and now he would like to subdivide the large lot into two smaller ones. He requested the plan be tabled this evening to allow time to review and address the engineer and county comments.

Engineer's Comments:

Mr. Bruening made reference to his comments dated February 26, 2014.

County Comments:

Mr. Stoner made reference to his comments dated March 4, 2014. He mentioned the size of the plan does not have to be reduced anymore for recording purposes. The Township can still require the reduction if it is part of the Ordinance. Mr. Bruening mentioned that should be a recommended change in the ordinance when it is updated the next time. The larger plans being recorded are a good thing.

Board's Comments:

Mr. Napen asked what the estimate is for the cost of construction to go up over the next couple years. Mr. Tamanini said the lumber costs will go up about 5% this year, and that is 7% of the construction costs for a contractor.

Mr. DeNicholas asked if any easements are affected. Mr. Tamanini said the snow easement was moved slightly.

Plan:

On the motion of Mr. DeNicholas, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to table the Trindle Station, Phase 2, Section 7, Lot 6 final subdivision plan.

UNFINISHED BUSINESS

ZONING ORDINANCE

The draft amendments dated February 6, 2014 were discussed. The Supervisors have scheduled a hearing for April 10, at which time they will have the hearing and then hopefully adopt the ordinance. The minutes from tonight's meeting can be approved in April and become a part of the hearing.

After discussion on numerous items, sections, and pages, the following recommendation was made:

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the draft Zoning Ordinance updates dated February 6, 2014 with the following suggested amendments:

1. **Page 7, Section 201.4.f.(4) Remove the statement that roosters are not permitted. Allow roosters.**
2. **Page 7, Section 201.4.f.(2) Change the word “cleaned” to “maintained” for coops.**
3. **Page 5, Section 201.2. 12A. (e) Increase the “750 square feet of net floor area” to “1,000 square feet”.**
4. **Page 6, Section 201.2.12G. (h) Change the hours of operation to state there shall be “no operation between the hours of 10 PM – 6 AM”.**
5. **Sign Requirement Chart – Under the Off-Site Directional Sign, change the word “facility” to “operation”.**

AUDIENCE PARTICIPATION None

STAFF COMMENTS None

ADJOURN

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant