

March 6, 2013
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	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
Dave DeNicholas, Member	Mark Bruening, Engineer
Jose Napen, Member	

Mr. Napen has been appointed to the Planning Commission to complete the term that was being served by the late Nancy Codner. He said he has lived in Monroe Township for ten years. He is from Argentina. His wife is from Switzerland, and their son, who is 40 years old, was born in the USA. Mr. Napen is a retired engineer and enjoys the township very much.

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 February 6, 2013 regular meeting.

CORRESPONDENCE

Mr. Stoner invited all Planning Commission members to attend the meetings of the county Planning Commission, which are held for the townships in the eastern and western portion of the county. Three meetings a year are held, and multiple topics of discussion are shared. Ms. Nelson has been appointed to represent Monroe Township at these meetings.

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS

WILLIAMS GROVE HISTORICAL STEAM ENGINE ASSOCIATION – LAND DEVELOPMENT PLAN

Chris Hoover of Hoover Engineering was present. He has been working on addressing the outstanding engineer's comments. There are still some administrative matters, outside agency issues, and the right-of-way with the adjacent owner and Met-Ed.

Engineer's Comments:

Mr. Bruening reviewed his comments dated February 27, 2013. There are still a few outstanding storm water management issues. There are two waiver requests.

County Comments:

Mr. Stoner had nothing additional to report.

Board's Comments:

There was a lengthy discussion on the phasing plan shown on the plan, and the actual plan for moving forward with the proposed construction of vendor buildings, exhibition building, and museum. These could all have an impact on the traffic on Williams Grove Road. At what point does the Planning Commission have the ability to request additional traffic impact studies?

Mr. Dick Reed, President of the WGHSEA stated that the plan is a wish list for the future. Many of the proposed buildings will not be built in his life time, but they were shown on the plan as a complete overall idea of all items to be considered at some point in time down the road. This would alleviate the issue of coming back to the township time and again each time they decide to do something, and would also eliminate the engineering costs of the plans. Available funding for these buildings is also not in place and would not be for a long time. Just to get three phase electric to the property has been ongoing for three years, is not completed yet, and will cost approximately \$100,000. The main goal at this point is for the Association to upgrade the cabin where the meetings are held, and to repair a few small buildings that are leaning. They need to be able to maintain what is presently on the property. There is currently over \$1 million owed on the property itself.

Mr. Reed said there is space for about 450 vendors for the flea market. That will not increase because there is no additional area to expand because of the electric right-of-way. The proposed vendor buildings would only take outside vendors and place them inside, it would not add to the number. There may be a couple thousand people who attend the flea market, which is held every Sunday. Attendance over the winter is much less because of the weather conditions. During the fall tractor show, approximately 9,000 people attend, but that is over the course of nine days. Traffic on Williams Grove Road as it is today will not change at this time or any time in the near future. The uses are there now and will continue, but nothing will change.

The idea of using the adjacent land as an exit for traffic on to Locust Point Road was mentioned last month. Mr. Hoover said that has not been discussed with the Association. The person who purchased the adjacent land does sit on the Board of Directors, but it has not been discussed. An exit on to Locust Point Road will not happen as long as the bridge is not replaced.

There was question as to whether the present uses are consistent with the zoning ordinance for that zone. Mr. Bruening reviewed the section of the ordinance that applies and allows the uses that are currently occurring on the property.

The Board agreed that adding a note to the plan stating that once a building permit is requested for any of the proposed buildings, that a traffic study could be requested at that time. That would give the Township another opportunity to consider the impact of traffic on Williams Grove Road in conjunction with any future projects to be completed.

Mr. Brymesser mentioned there is a considerable amount of history with the Association. During the Grangers there were thousands of people who would come by train, horse and buggy and vehicles. The Association operates on a thread and these other buildings won't just happen. It is good for the Association to have a plan for the future, but he doesn't see any of it happening in the next couple years. He hopes the Association can expand and grow and raise more funds because what they are doing is great. Mr. Reed said the show this year will be the 55th year.

Waivers:

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend granting the waivers as follows: 1) A Preliminary Land Development Plan submission is required for all land development plans (301.1.1); and 2) predevelopment runoff coefficients within project limits must be based on minimum of "Meadow Use" (SWMO 201-03, Section 402.2.A.3), provided that a note be placed on the plan addressing the concerns of the Solicitor and Engineer.

Plan:

On the motion of Ms. Nelson, and seconded by Mr. Paulus, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Williams Grove Historical Steam Engine Association final land development plan, contingent upon addressing the outstanding concerns discussed this evening, and adding a note to the plan requiring a traffic impact study when any of the structures proposed in the phasing plan which will be traffic generators.

NEW BUSINESS

CONDITIONAL USE FOR HOWARD DETRAGLIA

Richard Stewart present, along with Howard Detraglia, his wife and son.

Mr. Detraglia has an agreement to purchase 1269 Hillside Drive, contingent upon approval of the conditional use request. The property is 15.45 acres, with 553' of frontage on Trindle Road. There is a single family residence and a 40' x 60' building which is used for storage of traffic control equipment for a local contractor. Mr. Detraglia would like to construct a 60' x 120' building for residential purposes and to house his excavating business. There would be a small office in a portion of the building and the remaining space would be for the storage and repair of his equipment used for his excavating business. It resembles a landscaping business, which is allowed in the agriculture zone. Mr. Detraglia and his mechanic would be the

only employees at the location on a daily basis. Most of his equipment is moved from job to job and doesn't stay on the property, just like a landscaping business or farm equipment. The existing driveway from Trindle Road would be used for all vehicles. He would also like to raise beef cattle for his personal use. The proposed use is consistent with the purpose and intent of the agriculture zone. It will not impact the use of the adjacent properties. The buildings are at the rear of the property and barely in view of the other properties. It will not affect the character of the neighborhood, and will maintain the rural character. The property has private water and septic. There is no impact on the school, police and fire services. The property is not in the flood plain, and will not impair the integrity of the Comprehensive Plan because it is a compatible use.

Mr. Detraglia said most maintenance of equipment is done in the field, not at the shop. His business installs sewer. There are five company pickups that stay at the shop. He would be at the shop each morning to do computer work. The mechanic comes in for parts, but works in the field. The low boy, which moves equipment, stays at the shop the most. The employees mostly go straight to the field. He has nine employees, including himself, his son, and son-in-law.

Engineer's Comments:

Mr. Bruening reviewed his comments dated February 27, 2013. He was concerned with the access from Trindle Road being a problem for the low boy. A suggestion was made to move the driveway to the east, away from the knob, for better site distance. Mr. Napen suggested posting a lower speed limit on Trindle Road, but that is a state road.

Board's Comments:

Earl Fertenbaugh, who lives at 1263 W. Trindle Road, was concerned with the exhaust coming from the trucks toward his home when they pull out on Trindle Road. He was also concerned with the use of the jake brake on the trucks, which would increase the noise to his home. He mentioned the area near Trindle Road gets standing water at times. An evergreen buffer at Mr. Fertenbaugh's property was suggested, but Mr. Fertenbaugh said it was not necessary.

Mr. Paulus questioned where the cattle would be, which Mr. Detraglia said would be near the buildings. The rest of the property will be farmed, he has spoken to local farmers.

Mr. Paulus was concerned with the business growing. One thing is described as what the business will be like today, and five or ten years down the road the business may be something different. That is when the Township ends up with a problem. Mr. Paulus is interested in protection the property line and the current atmosphere of the area. Mr. Detraglia was open to the idea of placing conditions on the business as to size, number of vehicles, etc. If he wants to grow the business, he would have to find a commercial property for it, but that is not his plan. Craig Detraglia mentioned the existing electric right-of-way on the property, which would restrict the use of the property.

The Zoning Officer's comments dated March 1, 2013 were reviewed. There are a number of conditions suggested.

Mr. Paulus questioned where the construction material from the jobs is placed. Mr. Detraglia said he normally keeps 1-2 loads of stone on reserve or a little top soil, but no massive piles. It will not be a quarry. He will keep the piles away from the public eye.

Mr. Napen suggested having a written agreement for protecting the integrity of the property. Mr. Detraglia will speak to his attorney.

The Board recapped their concerns as follows: 1) Storage of stone, tanbark and construction materials on site, and the possible restriction to a triaxle load; 2) Restriction the storage of vehicles to inside; 3) Evergreen noise buffer; and 4) Moving the driveway to the east on Trindle Road.

On the motion of Ms. Nelson, and seconded by Mr. Paulus, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Detraglia conditional use contingent upon satisfaction of the township engineer's, Solicitor's, and Zoning Officer's comments, with the exception that the Planning Commission would like to recommend restricting the outside storage of miscellaneous construction materials to one triaxle load; and an agreement to maintain the integrity of the property.

AUDIENCE PARTICIPATION None

STAFF COMMENTS None

ADJOURN

The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant