

July 6, 2011
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Vice Chairman Sheldon Brymesser.

ATTENDANCE

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

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 April 6, 2011 reorganization and regular meeting.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS

TRINDLE STATION – PHASE 2, SECTION 5

Dave Weihbrecht of Alpha Consulting was present. He had no issues with the engineer's comments.

Engineer's Comments:

Mr. Bruening reviewed his comments dated June 22, 2011. The purpose of the plan is to extend the sewer to the Sinclair Road project and to make sure the sewer is in the roadway.

Mr. DeNicholas questioned the detention pond. Mr. Bruening said if phase 5 is done before phase 6, then the developer would have to provide the storm water and erosion & sediment control and bonding as part of that approval.

Mr. Mark Hackenburg, representing the Sinclair Road project, was present. He said the sewer agreement is signed and being held by an escrow agent for both parties, pending the outcome of these two plans.

Ms. Codner expressed the importance of having a fence around the detention facility. A waiver has been requested.

Mr. Bogar suggested putting a note on the deed for the lots that sewer service by gravity is restricted and that grinder pumps would be required for service to the basements of those lots. This would be in addition to the Home Owners Association Agreement. The property, by design, is restricted. Mr. Bruening said this would protect the Authority and the Township. A note is on the plan. There are only 3-5 lots involved out of about 30, which are in Phase 6.

Solicitor's Comments:

Mr. Bogar needs an opportunity to look at the Home Owners Association Agreement; all bonding; the maintenance agreement; and a clear understanding of the sewer agreement with the Sinclair development being a part of this plan approval.

Waivers:

Mr. Bruening mentioned that waiver #7 was denied in the preliminary plan stage.

On the motion of Ms. Nelson, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to recommend granting the waivers #1 – 6, as outlined in the Engineer's comments dated June 22, 2011, and to recommend denying waiver #7.

Plan:

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Trindle Station Phase 2, Section 5 final subdivision plan, contingent upon the engineer's comments dated June 22, 2011 being satisfied; the Solicitor's comments being satisfied; and a note being added to the deed with regard to the lots where sewer service is not available to the basement without the use of a grinder pump.

TRINDLE STATION – PHASE 2, SECTION 6

Dave Weihbrecht present. He had no issues with the engineer's comments.

There was discussion on the requirement of a fence around the detention facility. Ms. Nelson and Ms. Codner are in favor of requiring a fence. Mr. Brymesser questioned the chance of a child getting on the other side of the fence and being trapped. Mr. Bruening said a split rail fence with wire mesh was required for the Sinclair Road development.

Engineer's Comments:

Mr. Bruening reviewed his comments dated June 22, 2011. There are four lots that do not meet the gravity service for sewer to the basement level.

Mr. Bogar had the same comments as for the Phase 5 plan.

Waivers:

On the motion of Ms. Nelson, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to recommend granting the waivers #1 – 9 and #11, as outlined in the engineer’s comments dated June 22, 2011, and to recommend denying waiver # 10.

Plan:

On the motion of Mr. DeNicholas, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Trindle Station Phase 2, Section 6 final subdivision plan, contingent upon the engineer’s comments dated June 22, 2011 being satisfied; the Solicitor’s comments being satisfied; and a note being added to the deeds for the lots where sewer service is not available to the basement without the use of a grinder pump.

ALTERNATIVE ENERGY

Kirk Stoner said the county has met over the past several months and have taken ordinances from the state and outside the state on wind, solar, and outdoor burning. Each township must look through the ordinances and pick the regulations that are right for the township. Some townships want to really regulate and others want to be more lenient. He suggests being more lenient because more regulations become more expensive. Mr. Rogalski was part of the work group. Mr. Stoner will provide a copy of the model ordinances, and will work through the process with the Planning Commission. Next month would be good to start with the solar ordinance.

Mr. Brymesser gave information on the solar project he just completed for his farm operation. He is cautiously optimistic. It is quiet and clean. There is no moving machinery. The experts took into consideration how much sun and rain this area gets for a year. It will take a year to see how everything pans out. The energy generated goes into the Met-Ed line and then they receive a credit back. The meter runs both ways.

NEW BUSINESS None

AUDIENCE PARTICIPATION

Reza Azizkhan appreciated the discussion on energy and thanked Mr. Brymesser for sharing his experience. It is something maybe Dr. Azizkhan could consider for his land someday. Ms. Codner said it is not an eye sore when you go by and there is no sound.

Joan Goodling said she is a resident of Trindle Station, and any information that can be made available on grinder pumps is a good idea. It is good for the people buying those lots to be informed. Grinder pumps are a problem and expense. She mentioned the water problem they had in the spring where water laid for several months. It would have been very easy for a child to get in there, so she agrees the fence is a good idea.

STAFF COMMENTS None

ADJOURN

The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant