

February 6, 2013
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairman Paulus. There was a moment of silence in memory of Nancy Codner. The pledge of allegiance was said by all.

ATTENDANCE

Steve Paulus, Chairman	
Sheldon Brymesser, Vice-Chairman	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
Dave DeNicholas, Member	Mark Bruening, Engineer

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 January 9, 2013 reorganization and regular meeting.

CORRESPONDENCE

On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to appoint Sharon Nelson to attend the Cumberland County Outreach meetings on behalf of Monroe Township.

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS

WILLIAMS GROVE HISTORICAL STEAM ENGINE ASSOCIATION – LAND DEVELOPMENT PLAN

Richard Helwig of Hoover Engineering was present. This parcel is 89+ acres with existing buildings, parking, and a flea market and museum. They are proposing to construct 12 structures; three vendor buildings sized 60' x 200'; an exhibition building sized 65' x 235'; a bank barn sized 60' x 160'; other small storage buildings, and a museum building sized 60' x 120'. The plan is to build the vendor buildings this year, and to complete the project within about five years. There are some storm water management issues to take care of.

The property uses existing out houses and port-a-potties, which will remain. If they propose upgrades in the future they will have to go through the DEP planning process for the on-lot systems.

There were concerns with the amount of traffic, which needs to be considered. There was a question as to not requiring a preliminary plan. The uses proposed are only on the weekends and are all agriculture related and consistent with the agriculture uses in that zone.

Engineer's Comments:

Mr. Bruening reviewed his comments dated February 6, 2013. He has met with Chris Hoover to discuss the outstanding items.

Mr. Pykosh asked if there is any significance in the placement of the buildings and Mr. Bruening said there would be some post run off which will go to the detention facilities that are being asked for.

The emergency management people have also been asked to look at the plan for any concerns of providing emergency services.

Mr. Pykosh mentioned the storm water scheduled to go to the Diehl property and Mr. Bruening said they would need a release from that property owner to allow that use.

Ms. Nelson, Mr. DeNicholas, and Mr. Paulus would like to see a clean plan with all the corrections made before passing the plan to the Supervisors. There are a number of concerns to be discussed. Mr. Brymesser feels there has been a lot of homework done. All the new buildings have dedicated parking areas. He initially doesn't have any problem with the plan.

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by majority vote of the members it was duly RESOLVED to table the WGHSEA land development plan. Mr. Brymesser opposed.

BOB MYERS / CHURCHTOWN CHURCH OF GOD

Mr. Myers present.

Engineer's Comments:

Mr. Bruening reviewed his comments dated January 31, 2013. The outstanding issues are very minimal.

County Comments:

Ms. Nelson read the county comments provided.

Waivers:

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to recommend granting the four waivers as

requested as follows: 1) Provide stormwater management (406.5.4); 2) provide contour information in accordance with Section 407.3.1; 3) Locate healthy trees of a caliper of 6” or more; and 4) Show existing structures on site with finished floor elevations per 402.4.18.

Plan:

On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Bob Myers / Churchtown Church of God final plan contingent upon satisfaction of the township engineer’s comments dates January 31, 2013, and satisfaction of any county and solicitor comments.

NEW BUSINESS

AGRICULTURE SECURITY REQUEST

Mr. Pykosh reviewed the application received from the Pennsylvania Agriculture Education Center to have 132+ acres of land included in the agriculture security area of Monroe Township, and outlined the procedure involved.

David Bush was present on behalf of the PA Agriculture Education Center.

Discussion:

Mr. Brymesser asked if there are plans for a big 4-H center or something of that sort, and is that building acceptable in the agriculture security area? Mr. Bush said there must be building on the property to store the equipment that is used to maintain the property, and to hold meetings. The present barn is in disrepair and will be taken down. There is another foundation on the property that may be used for the storage building. It is 50’ x 200’ concrete, and is in good shape. The organization currently has two farm tractors and two mowers. The barn foundation will be utilized at some point, possibly for a place to keep animals.

The 100 year flood area was reviewed to determine how much land is in it. There was discussion about the “island”, which was part of the acquisition, but has a problem with access. It was suggested to have the applicant contact PennDOT to see if the stones could be removed to allow access for farm equipment to get to the island.

Mr. Bush said he has not talked too much to the FFA and 4-H because of not owning the property at that time. Now he will get going. The 4-H has areas to go to but no meeting facilities. The goal is to get people to know where their food comes from, farming practices, and how things are done. This property could also potentially be used for state plowing contests, the national plowing contest which is held about once every ten years, and the world plowing contest which comes to the United States every 20 years. The land could also be used for the FFA to have test plots, showing how to prepare the ground, how to use equipment, and how to monitor crops. Members of the PA Agriculture Education Center are also members of the Williams

Grove Historical Steam Engine Association, but they are two separate organizations. They do try to work together on certain things.

The Board expressed that this piece of ground meets the qualifications to be in agriculture security and would be a worthwhile addition to the community.

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend that the parcel of land of the Pennsylvania Agriculture Education Center be added to the agriculture security area of Monroe Township.

AUDIENCE PARTICIPATION

Reza Azizkhan said the flea market is very crowded and he is concerned with the entrance and exit of traffic. It can be very slow at times. Mr. Paulus said that is a concern and said it will be taken into consideration.

Richard Gensler said the PA Agriculture Education Center has looked at the idea of providing an exit for traffic to Locust Point Road instead of going to Williams Grove Road for the Steam Engine Association. That would enable the entrance off Williams Grove Road to have six lanes at one time, which now is only three.

STAFF COMMENTS

Mr. Paulus mentioned on behalf of the Planning Commission members, we send our prayers to the Nancy Codner family. Whoever takes her place on the Planning Commission has big shoes to fill. She had a big heart. We are thinking of the family.

ADJOURN

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant