

May 2, 2012
7:00 PM

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

ATTENDANCE

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

REORGANIZATION

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to select Steve Paulus as Monroe Township Planning Commission chairman for 2012. The meeting was turned over to Mr. Paulus. Mr. Paulus thanked the Board for trusting him again with the duties of chairman.

On the motion of Mr. DeNicholas, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to select Sheldon Brymesser as Monroe Township Planning Commission vice-chairman for 2012.

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 Monroe Township Planning Commission secretary for 2012.

The pledge of allegiance was said by all.

MINUTES

Ms. Nelson asked for the word “watershed” to be added to the second paragraph on Page 4 after Hogestown Road.

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the December 7, 2011 regular meeting, as amended.

CORRESPONDENCE Many items were provided in the packets.

AUDIENCE PARTICIPATION None

NEW BUSINESS

SINCLAIR ROAD – REVISED PRELIMINARY PLAN

Craig Smith of RGS and Doug Gelder present. This plan was previously approved. The developer has decided to split the plan into phases because of the finances and feasibility. The plan is identical to the one approved. Phase 1 is by Sinclair Road on 11 acres and has 39 lots. Phase 2 is to the north side of the property on 9 acres and has 21 lots. There is a temporary cul-de-sac proposed and a turn around. The four waivers requested were granted before and they are identical. There is an additional waiver request for the temporary cul-de-sac.

Engineer's Comments:

Mr. Bruening reviewed his comments dated April 30, 2012. The phasing line was added, and no other changes were made. A schedule for the phasing was included on the plan.

Board's Comments:

Mr. DeNicholas asked when the plan was approved by the Board of Supervisors, and the response was August 12, 2010.

Mr. Gelder said he is taking a more serious look at the development now because the economy is getting better. He is in the process of connecting the sewer to Trindle Station. Mr. Gelder received a phone call from the new supervisor about looking at things that might make developing in the township more attractive. He will speak to the Supervisors about a few items such as using on site back fill instead of stone fill in the trenches. Another item is the upfront money on the impact fees. Are there ways to make the process more doable, and cost less? The idea is to stimulate revenue and taxes as the economy changes.

Mr. Stoner asked if there has been consideration given to the dedication of recreation land instead of the fee in lieu of? Mr. Bruening said the township is not interested in recreation land in that area.

Mr. Paulus said he has never seen the "T" turn around on a plan instead of a cul-de-sac. Mr. Brymesser said he was in a different township and saw dead ends in a development where at least one home was serviced. A vehicle would have to back up to turn around. Mr. Bruening said the dead end is not good planning. Mr. Stoner said county wide the common requirement is to have a cul-de-sac.

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 following waivers for the Sinclair Road Revised Preliminary Plan, as stated in the engineer's comments dated April 30, 2012: 1) Provide a Park and Recreation Report (402.5.4); Soils structure and

characteristics shall be provided for all proposed detention basins with an embankment that is 6” or more in height (SWMO 98-2, 304.4.3); 3) Side lot lines shall be radial to street lines for a distance of half the lot depth (611.4.1). Lots 1, 2, and 55 do not meet criteria; 4) Street trees are required along all road frontages (618.3). No trees shown along Sinclair Road; and 5) Temporary or permanent cul-de-sac streets shall not exceed a centerline distance of 500’ in length measured from centerline intersection with a street which is not a cul-de-sac to center of the cul-de-sac turn around or provide access to more than eleven (11) dwelling units (602.13).

Plan:

Mr. DeNicholas asked if the preliminary must go to the Supervisors? Mr. Bruening said yes, the Supervisors will do both plans as well.

On the motion of Mr. DeNicholas, and seconded by Mr. Nelson, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Sinclair Road Revised Preliminary Plan contingent upon satisfaction of the township engineer’s comments dated April 30, 2012.

SINCLAIR ROAD – FINAL PHASE 1 PLAN

Craig Smith and Doug Gelder present.

Engineer’s Comments:

Mr. Bruening reviewed his comments dated May 1, 2012. He reviewed some grading issues and stormwater revisions to cut off the project for phases.

Mr. Pykosh and Mr. Stoner had no further comments.

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 for the Sinclair Road Phase 1 Final plan, as listed in the township engineer’s comments dated May 1, 2012, as follows: 1) Provide a Park and Recreation Report (402.5.4); 2) Soils structure and characteristics shall be provided for all proposed detention basins with an embankment that is 6” or more in height (SWMO 98-2, 304.4.3); 3) Side lot lines shall be radial to street lines for a distance of half the lot depth (611.4.1). Lots 1, 2, and 55 do not meet criteria; 4) Street trees are required along all road frontages (618.3). Limited trees shown along Sinclair Road; 5) Storm Water Management waiver from soils structure and characteristics (SWMO 98-2, 304.4.3); and 6) Temporary or permanent cul-de-sac streets shall not exceed a centerline distance of 500’ in length measured from centerline intersection with a street which is not a cul-de-sac to center of the cul-de-sac turn around or provide access to more than eleven (11) dwelling units (602.13).

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 Sinclair Road Phase 1 final subdivision plan, contingent upon satisfaction of the township engineer's comments dated May 1, 2012.

UNFINISHED BUSINESS

ALTERNATIVE ENERGY - SOLAR

Mr. Stoner said the proposed draft is done. We are ready to begin working on wind energy.

Mr. DeNicholas asked what the standards are for the electrical systems. Mr. Stoner said there are references in the draft for standards from the industry code.

On the motion of Mr. Brymesser, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to recommend the draft solar energy ordinance amendments that have been discussed at length by the Planning Commission to be passed on to the Board of Supervisors for their review and consideration as they continue to update the ordinance in the future. The Planning Commission will continue to discuss other energy sources.

AUDIENCE PARTICIPATION None

STAFF COMMENTS

Mr. Paulus welcomed Mr. Pykosh as Solicitor. Mr. Pykosh said he is happy to be working with everyone, and thanked them for the opportunity.

ADJOURN

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant