

July 11, 2012
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
Nancy Codner, Member	Mark Bruening, Engineer

MINUTES

On the motion of Ms. Nelson, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the June 6, 2012 regular meeting.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS

SOUTH MIDDLETON TWP. MUN. AUTH. – LAND DEVELOPMENT PLAN

The Zoning Hearing Board will meet on July 17.

On the motion of Ms. Codner, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to table the South Middleton Township Municipal Authority land development plan.

NEW BUSINESS

JOHN MUSSER – FINAL PLAN

Carl Bert and Mr. & Mrs. Don York present. The conditional use plan was approved earlier this year for a pan handle lot. This is a two lot plan on Old Stone House Road. The engineer's comments have been received and reviewed and there are no problems with complying with them.

Engineer's Comments:

Mr. Bruening reviewed his engineer's comments dated July 10, 2012. He does not agree with waiver request #10.

Mr. Bert agreed to withdraw waiver request #10 and agreed he could meet the requirements.

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, as listed in the engineer's comments dated July 10, 2012, as follows: 1) The plans must be prepared at a scale of 10, 20, 30, 40, 50, or 100 feet to the inch as required by Section 402.1.1 of the Ordinance (403.1); 2) Existing features on and within two hundred feet (200') of the property must be shown on the plan as required by Section 402.3.4.B of the ordinance (403.3); 3) The plan must show topographic features within two hundred feet (200') of the tract (SWMO 304.2.0); 4) Provide existing contours per Section 402.3.1 (403.3); 5) Provide the location and description of existing lot line markers and monuments along the perimeter of the entire existing property per 402.3.3 (403.3); 6) Provide location and size of existing individual on-lot sewer disposal and water facilities when located on subject property or within fifty feet of the subject property per 402.3.5 (403.3); 7) Show existing healthy trees with a caliper of six inches or more as measured at a height of 4 ½ feet above grade per 402.3.6 (403.3); 8) All subdivision plans shall have a wetlands study performed per 402.5.7 (403.5); and 9) Street trees shall be provided along all roads frontages per 618.3.

Plan:

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the Supervisors it was duly RESOLVED to recommend approval of the John Musser final subdivision plan contingent upon satisfaction of the township engineer's comments dated July 10, 2012.

TRINDLE STATION, PHASE 2, SECTON 2 FINAL SUBDIVISION PLAN

Mr. Bruening said there were a significant amount of changes made to the storm water management plan for this section, which includes the townhomes and where the connection to Monroe Street will be made in the future. For that reason, the plan must be signed and recorded. Mr. Bruening agrees with the changes that have been made and shown on the plan.

Mr. Paulus mentioned there have been quite a few changes with this plan with lot sizes, phasing, and layout. It is good to have it recorded.

On the motion of Ms. Nelson, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to approve the re-signing of the Trindle Station Phase 2, Section 2, which includes the changes to the storm water management plan which are acceptable by the township engineer.

SINCLAIR ROAD – PHASE 1 FINAL PLAN

Doug Gelder and Mark Hackenburg present. This plan has been acted on before by the Planning Commission, which included waivers. However, it is being brought back so an additional waiver can be considered, which is for Section 403.6.20, the timing of the payment for the recreational fee. Instead of paying the entire recreational fee prior to the recording of the plan, it is proposed to pay it as each lot is developed. Their proposal is to pay the fee at the time the building permit is issued, or whatever timing is appropriate and approved by the Board of Supervisors. This would be in line with what is presently being done for the traffic impact fee and emergency services fee that were approved as part of the conditional use process.

There was discussion as to what would be the best way to collect the fee, at the time of the building permit, time of certificate of use permit, or at the time of the sale of a lot. Specific language can be worked out between the developer and the Supervisors and would be included in a developer's agreement. The Planning Commission would like to have some type of time frame placed on the total fee being paid, possibly after 5 or 6 years. If all lots have not been proposed for building by that time, the rest of the recreation fees would be due in full at that time. That way the township is not waiting for an unspecified time to receive their money.

Ms. Codner asked what the time frame is for built out of the project. Mr. Gelder said he plans to enter the market by early 2013, with a projection of completing the project in about 6 years. That all depends on the economy. The members were glad to see that the Supervisors are initiating ideas to help developers.

On the motion of Mr. Paulus, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to recommend granting the waiver of the payment of the recreation fee under Section 403.6.20, and to have the specific timing of the payment worked out between the developer and Board of Supervisors. This waiver is for Sinclair Road, Phase 1 plan.

NEW BUSINESS

ALTERNATIVE ENERGY - WIND

A memo was submitted concerning the windmill that was erected on Joe McCorkels property.

Mr. Brymesser didn't find anything wrong with the draft ordinance. Mr. Stoner clarified the difference between the Accessory and Principal use. Accessory includes another primary use

of the property, such as the McCorkel property. Principal means the wind source is the only thing on the lot for the purpose of generating energy.

Ms. Nelson mentioned there are some places in the draft that must be talked through to determine what works for Monroe Township. Mr. Stoner suggested emailing suggestions to him and he could prepare a final draft. The members agreed to have their comments ready for next month to discuss as a Board.

On the motion of Ms. Nelson, and seconded by Ms. Codner, and by unanimous vote of the members it was duly RESOLVED to table the Wind energy draft ordinance.

AUDIENCE PARTICIPATION None

STAFF COMMENTS

Mr. Paulus mentioned he is working with people from Lancaster on the requirements of run off and storm water on his vegetable farm. He asked if there is someone from Cumberland County to work with. Mr. Stoner said he would check with the Conservation District.

ADJOURN

The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant