

August 1, 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
	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 present it was duly RESOLVED to approve the minutes of the July 11, 2012 regular meeting.**

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS

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

A time extension will be considered by the Board of Supervisors next week.

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

ALTERNATIVE ENERGY - WIND

Mr. Stoner reviewed the draft county ordinance. Suggested changes were discussed and recommended for Sections 3 & 4 for Accessory and Principle uses. The evening's discussion ended on Page 12, Zoning Requirements. Mr. Stoner will make the changes that were proposed for next month's meeting.

## NEW BUSINESS

### WILLIAMS GROVE HISTORICAL STEAM ENGINE ASSOCIATION – SKETCH

Chris Hoover present. The Association wants to construct several buildings in the foreseeable future, as money is available and the needs are warranted. He has no issue with the engineer's comments dated July 26.

The issue to be discussed is the storm water management for the site. There is a sizeable amount of impervious area of stone, where the flea market is held. Some of this existed for over 50 years, and some is within the past ten years. The requirement of the Township Storm Water Ordinance is to take the site back to meadow conditions, or pre-development conditions. There are three drainage areas on the site of different sizes. He is asking if there is any flexibility or possible waiver that can be provided to not require the meadow condition, which would affect the calculations tremendously. He is trying to design around the existing features. The release rate is brutal. He asked about an allowance of a certain percentage of the impervious area instead of none, which is the way the ordinance is written.

Mr. Bruening mentioned at least the site is not within the MS4 boundaries. Mr. Bruening mentioned the adjacent land owned by Diehl, which is being impacted with the storm water.

Mr. Hoover said there is a group of people interested in purchasing the Diehl property, who are members of the Williams Grove group. Their ultimate idea is to get the land back to the Association, at least the land on their side of Locust Point Road. The interested group would like to use the land for agriculture purpose, add a museum, hold plowing contests, and other events.

Mr. Hoover said the Association needs to get restrooms in the area of the flea market. The other buildings proposed will be used by the Association, such as museums. The buildings for the flea market will be pole barns. The Association pays about \$18,000 a month mortgage, and the flea market is saving them.

Mr. Bruening said the storm water management ordinance is very restrictive. He said he could live with pre to post. Mr. Hoover said they could do something to the rear of the three vendor buildings with retention or infiltration. That could be done with any of the proposed buildings. Anything above ground would require a very large foot print.

Mr. Paulus feels something must be done to channel the run off. This is a large scale operation, and keeps growing. Business needs growth to survive, but we have to look down the road and what is best for them and their neighbors.

Ms. Nelson asked for the benefit of the doubt for the Association because there are historical, and they are using the property that otherwise could be abandoned. The new buildings won't change anything because their run off will be mitigated. They should not be punished for what has happened in the past. They are providing an attraction to the township.

Mr. Bruening said Act 167 came out and said you can't increase the peak run off to the adjacent property owner, or changes the character. Now it says you must take everything back to meadow. Prior to 2003 there was very little impervious area on the site. The problem is the run off going to the back of the property to the Diehl property.

Mr. Pykosh asked if we can tell from what is covered now, what affect it has on the storm water. There was no plan done in the past. What would it do to the Diehl property? It is a big piece of property, and if it were to be developed, the lots could be washed out. Mr. Bruening said the water naturally goes that way. If the Association could put a detention facility on the Diehl parcel, it could serve this property and the Diehl property. It could be considered a regional facility. Mr. Hoover said it has been discussed to bring the Diehl property together with the Association property, but that would follow a couple years later. There is a sin hole between the two properties. We need to do some water quality and some slowing down of the water before it gets to the Diehl property. The Diehl property will be used for agriculture purposes. If that deal falls through, it is his understanding the Diehl's will be asking for the parcel to be re-zoned to industrial, like the land on the other side of Locust Point Road.

Mr. DeNicholas feels Ms. Nelson and Mr. Paulus had some good thoughts and points. He doesn't think it is reasonable to expect the Association to turn this entire site into meadow for calculating the storm water. He would like to see some mitigation impact of the site, but with some reasonable compromise.

Mr. Bruening said the big issue is the parking lot where the vendors are. There are some serious grades, and there isn't much space between that area and the property line for a basin. We can work with the proposed buildings and use underground tanks, rain gardens, and water quality management. How do we deal with the park lot? Mr. Hoover said the parking lot is the low grade.

Ms. Nelson does not want to see an unfair financial burden to correct the past. If we can work with the adjacent property, it would be a good thing. She recalls trying to work with the Sinclair and Trindle Station projects for over five years.

Mr. Hoover said he will try to comply with the ordinance as much as possible. A waiver would require them to show a hardship, which could be the site features and not being able to meet the ordinance. He will request some type of relief, because they can't meet the ordinance. We need to do something along the property line with Diehl. Mr. Paulus liked the idea. Some sort of correction to the run off is needed.

Mr. Hoover would like to present the sketch to the Board of Supervisors for their input. He thanked the Planning Commission for their input.

AUDIENCE PARTICIPATION     None

STAFF COMMENTS     None

ADJOURN

**The meeting was adjourned at 8:40 PM.**

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant