

August 3, 2011
7:00 PM

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

ATTENDANCE

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

The Pledge of Allegiance was said by all.

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 July 6, 2011 regular meeting.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

NEW BUSINESS

MIDDLE FARM HOMESTEAD – FINAL SUBDIVISION

James Strong, attorney for Five Way Partners, and David Miller of Rettew Associates were present. This plan is for the property at 345 Heisey Road. It is in the agriculture zone. It presently has two lots with a total of 159 acres. Lot 1 is 153 acres, and Lot 2 is 5.5 acres. Prior to 1995 there was one deed. In 1996 Lot 2 was carved out. The plan tonight is to remove the lot lines that were created in 1996 and put the plan back to one deed. Mr. Lehrman's daughter wants to move back to this property and establish a residence. The house and barn are existing. The idea is to have a horse farm on the property for private/personal use. The balance of the property not being used for the equestrian part will be farmed for crops. A proposed drawing of the buildings to be built for the horse farm was shared, which will include a new building with an indoor riding arena, an outside riding arena and so forth.

Engineer's Comments:

Mr. Bruening reviewed his comments dated July 29, 2011. There is nothing out of the usual. Two waivers are being requested for the healthy trees and the preparation of a storm water management plan. There will be street trees added every 75'.

Ms. Nelson mentioned it will make a very nice horse farm.

County Comments: None

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 requested as follows: 1) Locate existing healthy trees with a caliper of 6” or more per 402.3.6 (403.3); and 2) Prepare Stormwater Management Study per 402.5.9 (403.5).

Plan

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Middle Farm Homestead final subdivision plan contingent upon satisfaction of the township engineer’s comments dated July 29, 2011.

UNFINISHED BUSINESS

ALTERNATIVE ENERGY - SOLAR

Kirk Stoner had circulated a model ordinance from Cumberland County. He reviewed the ordinance and suggestions were made as to what should be included or deleted. Greg Rogalski will be asked for his input concerning items such as height regulations, coverage regulations, and access requirements. The ordinance covers Solar Energy Systems as Accessory uses and Primary uses. There are certain areas of the ordinance that will require policy decisions, such as what zones these uses are permitted in, how to regulate them, and solar easements.

Mr. Stoner will modify the ordinance with all the items that were discussed and a new draft will then be circulated. He will also ask for input from Greg Rogalski. Mr. Rogalski will be asked to attend the next Planning Commission meeting.

On the motion of Mr. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to table the Solar Energy Systems ordinance.

AUDIENCE PARTICIPATION None

STAFF COMMENTS

Ms. Codner said bicycle clubs should receive letters asking them to mind the rules of the road or go somewhere else to ride. She has had several close calls involving bicycles. Mr. Paulus said there is no way to know if the violators are from bicycle clubs. The Planning

Commission purpose is land use and planning. He suggested she speak to the Supervisors with her concerns.

ADJOURN

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant