

September 3, 2014
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairman Steve Paulus. The Pledge of Allegiance was said by all.

ATTENDANCE

Steve Paulus, Chairman	Mike Pykosh, Solicitor
Sheldon Brymesser, Vice-Chairman	Mark Bruening, Engineer
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
Dave DeNicholas	Kirk Stoner, Cumberland County Planning
Jose Napen	

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 July 2, 2014 regular meeting.

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS None

NEW BUSINESS

KEYSTONE PETROLEUM – LAND DEVELOPMENT PLAN

Tim Diehl of Brillhart, Doug Kassay of Keystone Petroleum, and Dave Boyer of R.S. Mowery were present.

Mr. Diehl identified the property from an aerial map. It is 3.75 acres in the highway commercial zone. The plan is to expand the current facilities, which is a permitted use. There is an existing two story office, storage barn, storage structures, and shop. Mr. Diehl showed a site plan. The small storage structure will be removed. There is currently no parking lot with striped lines. Landscaping and site lighting will also be added. Mr. Diehl shared a landscape plan, which indicates there will be screening added as well as interior landscaping and islands in the parking area. 2.9 acres is the total disturbance area, which requires a NPDES permit. He showed a grading plan that indicates everything currently drains to a storm water facility along Trindle Road. All the proposed improvements will be taken out of the current drainage area and into a detention basin along the eastern boundary. A highway occupancy permit is required because the existing access points pre-date the highway occupancy permit process. The access to

the west will be maintained solely for the purpose of maintaining some existing mechanical equipment.

Mr. Napen asked how many employees work in the facility now, and what the expected future number is. Mr. Kassay said there are a total of 51 employees, but only 18 work at the facility on a regular basis. The future may only add about 10% expansion of employees. Mr. Napen was very concerned with the intersection of Trindle Road and Route 174. It is not a good location now, and could potentially get worse with this expansion project. Are there any plans for upgrades to the intersection? Mr. Diehl said their project does not warrant any traffic impact study, turn lanes, or signal.

Mr. Paulus asked about the loading dock. Mr. Kassay said it is just to unload equipment off the truck. The truck traffic will not increase.

Ms. Nelson mentioned the township cannot demand the traffic light, that goes through PennDOT and there are rules for that. Mr. Bruening said the scoping application is filled out and from that PennDOT determines what they want, if anything. Unless something is right at your frontage, it is hard to make them upgrade. Both roads in this case are PennDOT.

Mr. Diehl said the class for the driveway to the west is a minimum use driveway. The main driveway is a low volume driveway.

Mr. DeNicholas asked if any truck repairs are done on site and Mr. Kassay replied no. There is a limited amount of hazardous material on site and he will provide the MSDS sheets if needed.

Engineer's Comments:

The comments dated September 2, 2014 were discussed and reviewed. Mr. Diehl said he needs to discuss the storm water calculations with Mr. Bruening. He would also like to discuss the requirement of the fence around the detention basin.

Mr. Pykosh questioned the joint access, which was explained by Mr. Kassay. JDJD Associates owns the property and R.S. Mowery is the general contractor.

Mr. DeNicholas asked about the on-site septic system. Mr. Diehl said the existing sand mount system will be used as the alternate site, and a new sand mount system will be installed.

County Comments:

Mr. Stoner reviewed his comments dated August 25, 2014.

Mr. Bruening said there will be no construction escrow for this project.

Mr. Pykosh questioned if this project is in the MS4 area, which it is not. There are some best management practices being required, such as the water quality inlet and basin. There will be a maintenance agreement required.

The fence requirement must be reviewed by Mr. Bruening. There are other outstanding items to clean up on the plan, as well as waiting for responses for the sewage module, PennDOT permit, and NPDES permit.

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to table the Keystone Petroleum land development plan.

ZONING ORDINANCE PROPOSED AMENDMENT

The meeting was turned over to the Vice Chairman, Mr. Brymesser. He reviewed the different options that were provided by Mr. Rogalski, which deal with off-site directional signs.

Mr. Brymesser suggested making a big circle, and using a 1-2 mile radius to allow directional signs for a business, as long as they are not obscene or interfere with site distances. The signs should also be allowed, free of charge for temporary signs. The signs should be taken down at a pre-determined date. There should be no hassle for seasonal, temporary agriculture business. Mr. Pykosh said the requirements cannot be limited to agriculture. The land owner's permission should be gotten for where the sign will be placed.

Mr. Paulus mentioned when he applied for his permit, the fee structure was designed for permanent signs, not temporary. He gave examples of Willis Brubaker who sells produce and baked goods probably 8-9 months of the year. Eric Bricker sells strawberries for only 6-8 weeks. These types of businesses and signs are being lumped into the same category as real estate signs, political, construction, and building supply signs. He explained the TODS process, which are signs purchased from PennDOT. The application fee is \$75, plus \$650 for the sign, and at least two signs are needed for each side of the road. Then you have to pay to take the signs down when the season is over. Temporary signs are not an option with TODS.

Mr. Paulus suggested the members speak directly to Mr. Rogalski prior to the September 11 Supervisors meeting, because the Planning Commission minutes will be unofficial and cannot be released to the Board by that time.

Ms. Nelson said as a driver and potential consumer, she needs to see signs on the high volume roads at the intersections where most traffic comes through. The number of intersections or amount of mileage for sign placement would depend on how close the business is to these intersections. She questioned why this is a problem. If a business wants to put up five signs at five intersections, that is part of the rural character of the township. We will drive farmers out of business if they can't have signs.

Mr. Stoner said he could look at sign regulations that other townships have around us. He agreed with what Ms. Nelson said, it makes sense. It is a reasonable right for the business to advertise at the intersections or within a certain mileage distance.

Mr. Pykosh said the township needs to know whose signs they are, and the land owner's permission. Ms. Nelson said documentation is great, along with a possible nominal fee to cover Mr. Rogalski's salary. Mr. Pykosh asked if there is a way the township can control the number of signs and condition of signs.

Mr. Napen said he doesn't think anybody has a right to interfere with anyone making a living. If someone is selling produce from a farm, no one should interfere as long as it is being done with respect and consecration of the neighbors. It is the right of every person to make a living.

The Commission reviewed Option 3. Mr. Brymesser said he never heard anything about fees when the zoning amendments were discussed and we were going through the process. We talked about the sections that were highlighted. We never talked about fees, so he doesn't know if they were included or not. Ms. Nelson said the Planning Commission doesn't establish any fees. That is done by the Board of Supervisors. She agreed to prepare a list of points from the Planning Commission and make them available to Mr. Rogalski prior to next week's Supervisors meeting. The points discussed include suggesting no fee for temporary agriculture business off site directional signs. A suggestion of using 2.5 miles and/or the major intersections be used to determine the placement of signs, or on a case by case basis according to what makes sense. A take down date should be pre-determined and established. The land owner's permission is required. Keep the two sign limit.

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by majority vote of the members it was duly RESOLVED to direct Ms. Nelson to summarize the views of the Planning Commission in order to make a statement at the Board of Supervisors meeting on September 11, 2014. Mr. Paulus abstained from voting.

AUDIENCE PARTICIPATION None

STAFF COMMENTS

Mr. Paulus thanked the Commission for taking a look at the zoning ordinance tonight, and encouraged them to attend the Supervisors meeting on September 11.

Mr. Brymesser thanked the Commission for their attention during the meeting.

ADJOURN

The meeting was adjourned at 8:40 PM.

Respectfully submitted,
Marjorie E. Metzger, Administrative Assistant