

**Planning Commission Meeting
MINUTES**

December 3, 2008

The meeting was called to order at 7:00 p.m. by Chairperson Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana and Curtis Reiss. Rich Schilling, Township Manager; Dave Taylor, Zoning Officer and Debbie Godshall, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to pass the November 5, 2008 minutes as amended. Scott Douglas **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Sketch Plans – None

Confirmed Appointments

Herman Subdivision – Hottle Road/State Road – Evan Pellegrino; Urwiler and Walter, presented for the applicant Jim Herman, who was also present. Mr. Pellegrino presented the revised plan and referred to the November 5, 2008 Township Engineer’s review letter. He referred to Point 2, paragraph 2 about the size of the farmland lot and the calculation of the minimum area of protected soils. Bob Wynn explained to Evan that since 60 percent of the productive soils were not counted in the area under the easement, they will be credited for it afterwards. Evan stated that Lot 3 can meet 60 percent of the required soils less the right of way, the hydric soils, and the existing easement.

Bobb Carson suggested moving Lots 2 and 4 closer together using the common entrance for the two driveways, and for access to the farm lot. Bob Wynn suggested leaving the entrance along the frontage of Lot 4 so as not to cross wetland margins, and to make lots 2 and 4 contiguous. The driveway entrance then would be shared between Lots 2, 3, and 4.

Terry Clemons suggested having a declaration of restriction stating that the sole means of vehicular access would be the shared driveway.

Mr. Pellegrino referred to Point 3 regarding road improvements on Hottle Road. Bobb Carson suggested the requirement of a 2 to 3 foot unpaved shoulder and appropriate swale outside the shoulder in the event two vehicles meet driving along the narrow road. Rich Schilling would rather see the contribution to fund future road improvements.

Bruce Fritchman **moved** to grant the road improvement waivers with the understanding that four new lots are being created, incurring a contribution of \$4000 per lot in lieu of performing cart way widening, drainage and any other required improvements to Hottle Road. Pete Lamana **seconded**; the motion **passed** 5-1.

Plans to Accept for Review Only – None

New Business - none

Old Business

There was a lengthy discussion on the Land Group request for a continuance, and its status with a conservation easement. Terry Clemons discussed his correspondence with the applicant and Heritage Conservancy regarding a possible conservation easement on the applicant's property. After the discussion, it was concluded that Terry Clemons will contact the applicant's legal representative, and the plan will be placed on the April 2009 agenda for consideration. The applicant will be expected to be present with the Heritage Conservancy with their plans at that time. The plans will need to be submitted on the second Wednesday of March by noon.

Correspondence – None

Public Comments - None

Code Enforcement and Zoning Administrator – Issues for discussion

Planning Commission Comments & Project Reports

- a. Sewage Facilities Plan update (questionnaire for review) – Bobb Carson and Bob Wynn have met with Pio Lombardo and Gary Rubenstein, and to discuss the partially completed Plan which includes a collection of maps that indicate dimensional and environmental (soil type, depth to limiting zone, slopes, etc.) constraints that are keyed to individual properties in the township. Bobb Carson reviewed some of the maps with the Commission. Although the maps currently indicate which lots have problematic conditions for a standard system (and, in some instances, indicate a possible remedy), the information on which they are based needs to be refined with additional data. Those data are to be obtained over several years through application of a Township Waste Water Management Plan, the definition of which is to be one of the primary foci of the Sewage Facilities Plan. Lombardo is proposing to hold three public meetings. After the first meeting, a questionnaire will be sent out. Bobb asked that the Commission go over the questionnaire individually and to suggest improvements. Comments and suggestions are to be submitted to Rich Schilling by December 10, 2008.
- b. Other.

Adjournment

At 8:30 p.m., Pete Lamana **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously. At 8:30 p.m., the Commission held an executive session for a discussion on Rolling Hills. Afterwards, the Commission entered into a work session for a discussion of storm water amendments to the SALDO and a discussion of zoning ordinance modifications regarding wetland restrictions.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, January 7, 2009