

**Planning Commission Meeting
MINUTES**

February 4, 2009

The meeting was called to order at 7:15 p.m. by Bruce Fritchman and opened with the *Pledge of Allegiance*.

Members present were: Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss.

Bob Wynn, Township Engineer; Rich Schilling, Township Manager; Terry Clemons, Township Solicitor, and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Minutes were not ready for approval.

Public Comments (Agenda Items) -None

Sketch Plans – None

Confirmed Appointments

Baker Major Subdivision – Hellertown Road- Scott Mease, Mease Engineering; and Eric S., Fitzpatrick, Lenz & Bubba, presented for the applicant, James Baker, who was also present. Scott Mease presented the Commission with the preliminary plan. The property is located at the south west intersection of Routes 412 and 212 and is 44 acres in size. 11 lots 1 acre in size are being proposed. The property is located in the AD zoning district and is made up of two parcels. A watercourse runs along the western edge of the property and a utility pipeline runs along the side of the property. Mr. Mease referred to Item 2C of the January 13, 2009 Township Engineer's review letter. He noted that the carbonate geological study has been submitted, but the study had not been sent to the Township's consultant as a vote has yet to be made to send to the Township's consultant.

Scott Douglas **moved** that in the future, the Township Engineer will send a copy of any carbonate geology studies that come in with a plan to Ken Little. Pete Lamana **seconded**; the motion **passed** unanimously.

The Commission agreed with the completed calculations as referred to in Item 3. Mr. Mease asked the Commission if they were satisfied with the scenic overlay district in Item 4. There will be a conservation easement on Lot 12 which is also going to be the farmland lot. Terry Clemons stated that a conservation easement could be put on the farmland lot to address woodland preservation and scenic viewscape. The woodlands would need to be delineated for the farmland lot and to protect the viewscape. Scott Douglas referred to Item 6 regarding what contaminants may be in the soil. He suggested doing a soil sampling. Mr. Mease will send a report to the Township.

Mr. Mease will be providing an email received from PennDOT regarding replacement of the bridge in reference to the waiver listed in 7B.

Curtis Reiss feels that the road should be improved to the point where PennDOT will fix it.

There are no proposals for sidewalks or curbing as listed in 7E. Bob Wynn noted that if road improvements are not installed, the road will actually be too wide. Mr. Baker agreed to make the road 24 feet wide. Mr. Wynn feels that a block should be installed around the island instead of grass. Mr. Mease agreed to look into that idea. Items 8 and 9 are "will comply".

Mr. Wynn suggested noting on the plan that an alternate BMP be used if rain gardens are not installed.

The board would rather not have lampposts and a light at 412 to be used as a marker.

Terry Clemons suggested that the plan shows a silt fence around the residential area during construction and also for the lot owner so it is not disturbed. This could possibly be incorporated into the declaration rather than just a note on the plan.

Scheetz Minor Subdivision – Povenski Road – Scott Mease presented for the applicant, who was also present. Mr. Mease referred Item 2D in the January 12, 2009 Township Engineer’s review letter. The applicant wishes to farm open areas, which is why the building is proposed in a wooded area.

Mr. Fritchman explained to the applicant that if any further subdivision occurred on the property, an internal road would need to be installed, or it could have a conservation easement. Scott Douglas suggested avoiding multiple driveways coming out onto Povenski Road. The applicant was directed to speak to the Open Space Committee about a conservation easement.

The existing features need to be shown on the plan.

Solteck Equities Gross Tract – Winding Road- Evan Pellegrino, Urwiler & Walter, presented for the applicant. Mr. Pellegrino referred to the January 23, 2009 Township Engineer’s review letter. Items 1 through 5 are "will complies". They are still waiting for a NPDES for submittal as listed in Item 6.

Scott Douglas **moved** to grant final plan approval subject to the conditions listed in the January 23, 2009 Township Engineer’s review letter. Pete Lamana **seconded**; the motion **passed** unanimously.

Baummer/Deininger Tract – Pullen Station Road – Susan Rice, Stout, Tacconelli & Associates presented for the applicant. All items in the January 22, 2009 Township Engineer’s review letter are “will complies”.

Scott Douglas moved to grant waivers in SALDO section 502.3; 403.2.A, and 403.4. Pete Lamana **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to grant preliminary plan approval. Bruce Fritchman **seconded**; the motion **passed** unanimously.

Roher Subdivision – Old Bethlehem Road – Kevin Sommar presented for the applicants. Referred to the January 19, 2009 Township Engineer’s review letter. All items are “will complies”. The pole barn has been moved from Springfield to Haycock Township.

Pete Lamana **moved** to grant final approval based on the conditions listed in the January 19, 2009 Township Engineer’s review letter and the satisfaction of the Board of Supervisors concerning the zoning officer inspection. Scott Douglas **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

New Business - None

Old Business – Actions Regarding Pending Plans

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports - None

Adjournment

At 9:30 p.m., Scott Douglas **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously. At 9:30 p.m., the Commission held work session to discuss determination of 2009 Zoning Hearing

Board hearing attendance preferences, and to discuss proposed riparian/wetland/floodplain edits as prepared by Scott Douglas.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, March 4, 2009