

**Planning Commission Meeting
MINUTES**

June 3, 2009

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

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Pete Lamana, John Chilton, and Curtis Reiss. Bob Wynn, Township Engineer; Terry Clemons, Township Solicitor and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to approve the May 6, 2009 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Sketch Plans – None

Confirmed Appointments

- a. **Scheetz – Povenski Road (action required by 6/30/09)** Scott Mease, Mease Engineering presented for the applicant Ryan Scheetz, who was also present. Mr. Mease reviewed the 4/15/09 Township Engineer's review letter. Mr. Wynn stated it is feasible to develop the property as proposed. The general consensus of the Commission is that the current delineation shown meets the requirements of the ordinance as mentioned in Item 2. Item 3 regarding flood plain calculations are forthcoming. Item 4 lists the waiver requests.

Scott Douglas **moved** to approve the waiver referenced as 4A in the 4/15/09 Township Engineer's review letter. Pete Lamana **seconded**; the motion passed unanimously.

Pete Lamana **moved** to approve the waiver referenced as 4B in the 4/15/09 Townships Engineer's review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to approve the waiver referenced as 4C in the 4/15/09 Township Engineer's review letter and the fee in lieu of street improvements. Scott Douglas **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to approve the waiver referenced as 4D in the 4/15/09 Township Engineer's review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

Item 5 is a "will comply" regarding shared driveway access along Quarry Road, and a note is to be added to the plan. Item 6 regarding storm water management is a "will comply". Item 7 regarding well drilling is a "will comply." Item 8 planning module is a "will comply". Item 9 regarding conservation district is a "will comply". Item 10 regarding dedication is a "will comply". Item 11 regarding monumentation are forthcoming. Clarification of how utility service will be provided as referred to in Item 12. Item 13 regarding financial security agreements will be forthcoming.

Scott Douglas **moved** to grant conditional final approval based on the items listed in the 4/15/09 and 5/18/09 Township Engineer's review letters. John Chilton **seconded**; the motion **passed** unanimously.

- b. **Baker- Hellertown Road (action required by 6/30/09)** Mr. Mease presented for the applicant James Baker, who was also present. Additional soil probes were completed and submitted to Ken Littlefield. Mr. Wynn referred to the June 2, 2009 SAIC letter regarding abandonment procedures of the well. Mr. Wynn suggested it should be noted on the plan that the well was abandoned following proper procedures. Mr. Littlefield's recommendation about sealing the monitoring well should be a requirement noted on the plan. Soil testings and excavations were all completed as listed in the 5/18/09 Township Engineer's review letter.

Pete Lamana moved to grant conditional approval of the preliminary plan based upon the items listed in the 3/24/09 and 5/18/09 Township Engineer's review letters, and the 6/2/2009 SAIC letter. Scott Douglas seconded; the motion passed unanimously.

Plans to Accept for Review Only – None

New Business - None

Old Business – Actions Regarding Pending Plans

- a. **The Land Group – (action required by 7/1/09)** Scott Douglas moved to recommend to the Board of Supervisors denial of the plan unless an extension is received by the applicant and based on the lack of response to the Township Engineer's review letter. Pete Lamana seconded; the motion passed unanimously.
- b. **Discussion of Storm Water Ordinance – the “Solebury Simplification”** Mr. Wynn explained that revised Article 1 added into the ordinance the regulations for conservation eased properties and a simplified procedure for single family dwellings with less than 2000 square feet of new impervious surface. Mr. Carson stated that the example takes the entire impervious surface on the lot, and says total impervious surface, not new impervious surface. Mr. Wynn explained that the simplified procedure does not need to be a one time exemption. The simplified procedure allows people to utilize existing soil information, mapping and testing to determine the limiting zone. The objective is to infiltrate the water and try to reduce the cost. Mr. Carson suggested that it needs to be clear where and when the exemption can be used and how many times it can be used. The supervisors will be making some modifications to the ordinance and then it will come back to the Commission.

Correspondence – None

Public Comment - None

Planning Commission Comments & Project Reports

Adjournment

At 8:15 p.m., Scott Douglas moved that the public meeting be adjourned. Robert Ritter seconded; the motion passed unanimously. At 8:15 p.m., the Commission entered into a work session to continue review of Act 537 Plan (beginning at Section 5.0, p. 182)

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, July 1, 2009