

**Planning Commission Meeting
MINUTES**

May 5, 2010

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

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

Steve Baluh, Township Engineer; Rich Schilling, Township Manager; Scott MacNair, Township Solicitor and Heather DiSario, Recording Secretary, were also present.

Approval of Minutes

Scott Douglas **moved** to approve the April 7, 2010 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans

Confirmed Appointments

a. Herman Subdivision (Revised Sketch Plan) Hottle Road - Paul Dietz, Urwiler & Walter, presented for the applicant James Herman, who was not present. Mr. Dietz noted since an amendment has been made to the zoning ordinance; the applicant would like the farm lot, Lot 3, to have a dwelling on it. Mr. Dietz submitted a revised plan with a 2 acre building envelope on Lot 3 and looked to the Commission for direction.

Mr. Fritchman noted that the new ordinance may also change other items in the plan. Mr. MacNair explained that the new farmland lot ordinance requires that if there is a dwelling on the farmland lot, 60 percent of the agricultural soils still need to be protected. Under this proposed plan, a portion of those agricultural soils will be disturbed, and lot lines would have to be redrawn to preserve the mandated soil preservation. Mr. Carson explained that the percolation tests will need to be performed within the proposed building envelope which needs to contain a drain field, alternative drain field, and house (to maximize preservation of undisturbed agricultural ground on the Farmland Lot) and will need to show a new driveway. Mr. Carson noted that the riparian buffer ordinance just passed requires measurements be taken from the bank of the stream rather than the center of the stream, and the riparian buffer width has been reduced by 25 feet.

Mr. Baluh stated that the riparian buffer may have more of an impact on other building lots than on the farmland tract.

Mr. Dietz stated that he understood that the applicant needs to comply with the new farmland lot ordinance and with any other ordinances in effect at the time of plan submission. The consensus is that the applicant will need to resubmit a new plan if he intends to build on the farmland lot.

Plans to Accept for Review Only – None

New Business – None

Old Business – Actions Regarding Pending Plans

a. Dushant Sharma Land Development - Action required 5-12-2010 -

Scott Douglas **moved** to recommend to the Board of Supervisors denial approval based on the outstanding Township Engineer's review letters, unless an extension is received. Bobb Carson **seconded**; the motion **passed** unanimously.

Correspondence – None

Public Comments

Planning Commission Comments & Project Reports

Bruce Fritchman explained that when the Board of Supervisors made the zoning ordinance changes to riparian buffer, there were differences in Section 500.K concerning setbacks in resource protection from what the Planning Commission had submitted to the Supervisors. The ordinance now needs to be amended back to what the Commission originally recommended. There was a discussion regarding the original recommendation that required front, side, or rear yards not extend into the riparian buffer. The general consensus is that the ordinance should be written as it was originally, and that the Board of Supervisors should adopt the proposed amendment to correct Section 500.K.

Scott Douglas **moved** to accept the revised text and recommend it to the Board of Supervisors for adoption. John Chilton **seconded**; the motion **passed** unanimously.

The Board of Supervisors had a number of earlier versions of Ordinance 156, when they discussed and passed it. The concern was raised that there may be other changes than those that the Supervisors intended. Mr. MacNair will insert the changes made into the revised Zoning Ordinance, send a printed copy to Mr. Schilling and Mr. Carson will compare it with the document that the Planning Commission had originally submitted to the solicitor.

At 7:50 p.m., Pete Lamana **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, June 2, 2010