

**Planning Commission Meeting
MINUTES**

January 7, 2009

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, Bruce Fritchman, Pete Lamana and Curtis Reiss. Heather Radick, Recording Secretary, was also present.

Reorganization

- a. **Appoint temporary chairman** – Bobb Carson **moved** to appoint Pete Lamana as temporary chairman.
- b. **Nominate/Appoint Chairman, Vice Chairman, and Secretary** - Scott Douglas **moved** to appoint Bobb Carson Chairperson; Bruce Fritchman **seconded**; the motion **carried** with Bobb Carson **abstaining**.

Pete Lamana **moved** to appoint Bruce Fritchman Vice Chairman, Scott Douglas **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to appoint Scott Douglas Secretary, Curtis Reiss **seconded**; the motion **passed** unanimously.

Bobb Carson noted that Barbara Lindtner has resigned from the Planning Commission.

Approval of Minutes

Pete Lamana **moved** to approve the October 1, 2008 minutes as amended. Scott Douglas **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to approve the December 3, 2008 minutes as amended. Bruce Fritchman **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Confirmed Appointments

Baumner/Deininger Tract Subdivision – Pullen Station Road- Susan Rice and Michael Tacconelli; Stout Tacconelli & Associates presented for the applicant. The preliminary plan has been reviewed by the Township Engineer and Haycock Township. 3 lots are located in Haycock Township and the 4th lot is a building lot in Haycock Township with the conservation easement portion of the same lot located in Springfield Township.

Bobb Carson noted Item 1A of the Township Engineer’s review letter. Mr. Carson asked if the building setback lines could be put on the lot. Ms. Rice replied that a note stating that any agricultural buildings that are built will have to comply with setback requirements will be put on the plan.

Ms. Rice referred to Item 2B regarding access easement through lots 2 and 3. These lots can access Pullen Station Road and Lot 4 will access the rear portion of the lot using this easement. Lots 2 and 3 will use the existing driveway within the easement to access Pullen Station Road. The easement will also be in place as future access for lands situated beyond the rear of Lot 4. Items 2 and 3 are “will comply”. The waiver requests listed in Point 4

were submitted to the Township on December 24, 2008. Bob Wynn noted that the waiver requests are not being considered now because they were not submitted with the application. Ms. Rice agreed. Ms. Rice stated that Items 5 and 6 are “will complies”. 7A is a waiver request for plan scale. 7B is a “will comply”. 7C is a waiver request to not show existing features within 100 feet. The rest of the issues raised in the engineer’s review letter are “will complies”.

Mr. Carson referred to 7F stating that the applicant will install an energy dissipating device. Ms. Rice agreed that the device will be installed. Mr. Wynn referred to the letter on the planning module dated December 9, 2008 regarding the conservation easement and the proposed replacement spray irrigation system that Haycock Township requires. One location for the backup replacement system is located in an open field and the other area is wooded. After a lengthy discussion, the general consensus of the Commission was to locate the secondary spray irrigation system on the western side of the stone access road in a wooded area rather than in the open field.

The Commission will need to consider the waiver requests at a future meeting. The Commission also advised that anything within 100 feet of the property boundary, such as wells and structures, should be noted on the plan. Mr. Wynn asked that the replacement septic area be identified on the plan. Ms. Rice agreed and the plans will be revised and resubmitted.

Roher Subdivision – Old Bethlehem Road- Kevin Sommar presented for the applicants Arnold and Sharon Roher. Three lots are being proposed. One lot is partially located in Haycock Township and the other two lots are located in Springfield Township. Mr. Sommar noted that there is a change on the proposed plan to build a barn on the property in Haycock Township. Mr. Carson explained that the applicant will need to submit a revised plan with the change before getting approval.

Mr. Sommar reviewed the December 9, 2008 Township Engineer review letter. Item 1 is a “will comply”. The Township needs to get certification from the zoning officer regarding Item 2. Items 3 through 9 are “will complies”. Mr. Wynn explained that the applicant still needs an opinion of cost and a PennDOT permit. Mr. Sommar stated that the plan will be resubmitted.

Herman Major Subdivision – Hottle Road – Evan Pellegrino, Urwiler & Walter, presented for the applicant, James Herman, who was also present. Mr. Carson asked why Lot 2 was not moved near Lot 4 as previously discussed and recommended. He noted that the proposed layout of the plan does not meet the ordinance and Lot 2 needs to be moved up to within 30 feet of the lot line. The general consensus is that the lot needs to be reconfigured.

Item 2 of the Township Engineer’s review letter is a “will comply”. Mr. Pellegrino will redo the calculations in Item 3. Waivers A through D listed in Item 4 are “will complies”. The applicant agrees with the fee in lieu of road improvements of \$16,000 and is willing to comply with the deed restriction of no further subdivision of any lot. Mr. Carson noted that the Commission had indicated at the last meeting that street improvements were not required and would take a contribution in lieu of those improvements. Waiver F is a “will comply”. Items 5 through 12 are “will complies”. A note will be put on the plan regarding trees in Item 12. Item 13 is a “will comply”.

Bobb Carson **moved** to grant full waivers to SALDO Section 403.2.A regarding the scale on the drawings, Section 504.2.D requiring that lot lines be radial to the street line, Section 504.2.K requiring a lot depth to width ratio of 1:3, and Section 511.2.D requiring shared residential driveways to be centered on the property lines, and to grant the waivers in Section 404, except that the plan is to show any wells, septic systems or structures within 100 feet of the site. The Commission will waive the road improvements requirements listed in Sections 505.16; 506.4.A; 512.1; 513.1, and 526 in lieu of a capital contribution of \$16,000 to the Township, plus a deed restriction on further subdivision to any of the properties. Pete Lamana **seconded**; the motion **passed** unanimously.

Informal Review

Zisko – 1540 Roundhouse Road – Mr. Zisko is looking to subdivide 1.4 acres from a 66.8 acre lot. The property is located in the AD zoning district. Mr. Zisko plans to apply for preservation for the rest of the property located in Springfield Township. Mr. Zisko explained that he feels the existing septic system is functional and is in the

process of getting it approved through the health department. There was a lengthy discussion about the future preservation of the property. The general consensus is that an agreement similar to the Meril Joseph property could be possibly worked out on this property.

Plans to Accept for Review Only - None

New Business - None

Old Business

a. Actions Regarding Pending Plans – McArdle – Scott Douglas **moved** to recommend denial of the plan in lieu of the receipt of an extension. Pete Lamana **seconded**; the motion **passed** unanimously.

Correspondence – None

Public Comments

Hans Reimann asked about keeping count of deed restricted properties and getting a map drawn up for the Open Space Committee. Mr. Carson replied that when GIS is online, the information will be noted on the file. Mr. Reimann asked if an Open Space Committee member could volunteer to take a look. Scott MacNair noted that deed restrictions are not recorded in one place and the issue needs to be discussed with Rich Schilling. Mr. Carson noted that a map is needed that shows deed restrictions.

Planning Commission Comments & Project Reports

Mr. Lamana handed out papers regarding wording on central business district in the zoning ordinance. Mr. Carson explained that he will learn tomorrow the status of the Act 537 Plan. Because of the financial status of the Township and the increased cost in the Act 537, a wastewater capacity study near Zion Hill may not be completed. Mr. Carson feels it may be necessary to speak with the Supervisors before going forward with a revision of the zoning ordinance to accommodate a Central Business District.

December ZHB Report – Mr. Carson attended the meeting and reviewed the results. A variance was granted to applicant Dwayne Gross for 2 single family dwellings on lots less than 1 acre in size, although the applicant “did not establish a strict hardship”. The ZHB ruled that the variance provided *de minimus* relief. An issue with a temporary use permit for a modular unit for Mansfield Walker Fuels was allowed by special exception, with the proviso that if the applicant came to the Planning Commission for future consideration, he is to “have a specific date for removal of the coal building and the truck scale”.

Adjournment

At 9:25p.m., the meeting was adjourned. At 9:30 p.m., the Commission held a work session for a discussion of Stream/Floodplain/Wetland protection.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, February 4, 2008