

Planning Commission Meeting Minutes June 18, 2020 (Virtual Meeting)

Members present: Dawn Nicholson (Chairman), Karen Bedics, Bobb Carson, Brian Hague, Angela Kelly, Jay Fuggiti

Also Present: Jason Wager (Township Manager), Scott MacNair (Township Solicitor), Robert Wynn (Township Engineer), **H&K Group Representatives:** Scott Drumbore, Joe LaFlamme, Val Britain, Mark Roth, Scott Haines, Jim Haines, John Kibblehouse Jr, Don Metzger.

Ms. Nicholson called the meeting to order at 7:04 PM. Minutes from the March 4, 2020 were reviewed and approved. Motion by Jay Fuggiti, Second by Angela Kelly, vote approved unanimously.

Conditional Use G-7 Quarry Application Review: The Commission began reviewing the G-7 Quarry application with the applicant. Scott Drumbore presented an overview of the Conditional use application. During the presentations the applicant indicated the site location included 4 parcels (42-004-075, 42-004-076, 42-004-106, 42-004-107) a total of 196 acres, within the Planned Industrial District. The applicant noted key points during the overview which included the Quarry entrance on Springfield St., the locations of the North and South extraction sites and each of the sites proposed mining depths and time line.

The Commission requested the applicant address the Conditional Use Standards.

The first standard to be discussed was the proposed quarry's access site(s), and if any off-site traffic improvements may be required where hazardous conditions would be created. The applicant provided information to where the access site will be located on Springfield St. The applicant also provided a trip generation report to show data on the traffic pattern and proposed truck trips that would be conducted daily. It was also discussed a possible need for a maintenance agreement for any improvements that would be needed along Springfield St.

The second standard discussed was the buffer that would be used throughout the proposed Quarry site. The applicant provided information on the appropriate types of buffers that would be used along the surrounding zoning districts. The Commission stated the application should indicate where Tree Protection Area will be located to protect the perennial wetlands. The applicant also discussed the time frame when the type 1 and type 2 buffers would be installed.

Public Comment:

The applicant addressed the following questions and comments that were submitted by Township residents:

Kyle Fliszar-1602 Salem Rd, Pete Jones-1876 Salem Rd. Voiced concerns regarding dust and air quality that will affect the surrounding areas. And additional measures would be taken to help limit from dust the proposed site.

Dave Diaz-2360 Salem Rd, Deborah Pfeiffer-669 Mine Rd, Pete Jones-1876 Salem Rd. Expressed concerns regarding the traffic impact on Springfield St.

Deborah Pfeiffer-669 Mine Rd , Jerry Clair-1574 Salem Rd, Pete Jones-1876 Salem Rd, - Asked about the impacts on wells, ponds, and groundwater and how they will be addressed.

Pete Jones- 1876 Salem Rd.—Noted the wetlands within the proposed quarry site are headwaters for the Tohickon Creek, and expressed concern the impact the quarry will have on the streams in that area. He also voiced concerns regarding the noise level coming from the proposed site.

Kyle Fliszar-1602 Salem Rd, Brian Paulach-1579 Salem Rd. Had concerns to the location of the Columbian Pipeline and the impacts the quarry will have on the pipeline.

Brian Paulach-1579 Salem Rd, Deborah Pfeifer-669 Mine Rd - Asked the impacts blasting and expressed concerns it will have on the Residential Area.

The Commission asked that the Township Solicitor and Engineer review the Township Ordinance and to give guidance in processing steps of the application. Applicant intends to provide responses to the Township Engineers comment letter. Next Planning Commission meeting will be July 1, 2020.

The meeting ended at 9:00pm.