

Polk Township Planning Commission met on Wednesday, March 14, 2018 at 6:30pm at the Municipal Building, 165 Polk Twp. Rd, Kresgeville, PA 18333. Commission members present: Michael D. Hurley, Mark Giunta and Richard Courtright Jr. In Carl Heckman's absence, Michael D. Hurley presided over the meeting. Gary Bruch was unable to attend. Township Solicitor, James Fareri, was present since Planning Commission Solicitor Jerry Hanna had previously notified the secretary of his absence. Also, present: Engineer Russell R. Kresge Jr. and Zoning Officer Justin Burkner.

### **Pledge of Allegiance**

**I. APPROVAL OF MINUTES:** Giunta moved to approve the February 14, 2018 Planning Commission minutes; seconded by Courtright. All in favor.

**II. CORESPONDANCE:** via E-Mail: MCPC's 2/13/18 agenda/plan reviews and 1/9/18 minutes; 2/28/18 letter sent to PennDot on behalf of American Lobster

**III. PLANS:** No plans

### **IV. OTHER BUSINESS:**

**A. REQUEST FOR ZONING CHANGE:** The Planning Commission received Linda Snyder's letters dated 2/20/18 and 3/12/18, recommendation letters from Homestead Veterinary Center and Pleasant Valley Estates, Justin Burkner's comments dated 3/6/18 and zoning maps of the property. Linda Snyder read her letter to the PC. Snyder requested the commercial zoning of her farm to be changed to allow a residence to be built for future use. Snyder's main concern is to keep her land preserved as a farm. Discussion on putting Snyder's land in the Agricultural Preserved Program. The Planning Commission suggests to Snyder that she speak with Christine Meinhart at Monroe County Planning Commission about the property's developmental rights. Discussion on selling the developmental rights to the land could make it easier to change the zoning on the property.

**B. PROPOSED ZONING & SALDO AMENDMENTS:** Discussion on MCPC's letter dated 1/24/18.

SALDO Amendments: Comment 5 regarding paper and digital copies of plans. Fareri advised to add the sentence; "Unless paper copies are included with submission, the submission will not be considered complete" at the end of sections 301.2.b, 303.1.a.3, 304.4a, 305.1.3, and 306.2.a.3.

Comments 6, 7 and 8 are format mistakes and will be corrected.

Zoning Amendments: Due to MCPC letter 1/24/18, the Planning Commission has removed sections 1, section 2(part 2 and 4), and section 5 out of the amendment draft dated 1/30/18.

Issues with Development Standards, Parking Standards for Specific Uses, and Proposed Minimum Lot Area for Various Specific Use were deferred to a future work session.

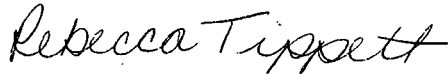
The SALDO and Zoning Amendment drafts will be revised with the corrections discussed and forwarded to the Supervisors, MCPC, and CJERP for review and comment.

- C. **SALDO APPENDIX E:** The PC did not review at the meeting. It will be on next month's agenda.
- D. **CODIFICATION:** The PC had received a list of Resolutions and Ordinances. General Code requested more research on some Ordinances. Discussion on Ordinance 1978-3 "Providing for Minimum Improvements and Construction Standard Required for Streets Offered for Dedication." Fareri suggested repealing the Ordinance since the Township no longer accepts streets for dedication.
- E. **CJERP:** Hurley relayed information on Chestnuthill's plan to build a regional Emergency Operation Center and the offer to include other townships for a small fee and help with manning the center that will include the Emergency Management Coordinator and 3-4 volunteers. Discussion on how the center operates and the staffed that is needed.

**V. PUBLIC COMMENT:** No public comments

**VI: ADJOURNMENT:** Richard Courtright Jr. moved to adjourn the meeting; seconded by Mark Giunta. All in favor. Motion carried. Vice-Chairman Hurley adjourned the meeting at 7:38pm.

Respectfully Submitted,



Rebecca Tippett  
Planning Commission Recording Secretary

