

FEBRUARY 8, 2017

Polk Township Planning Commission met on Wednesday, Feb. 8, 2017 at 6:30PM at the Municipal Building, 165 Polk Township Road, Kresgeville, PA. Commission Members present were: Carl Heckman, Michael D. Hurley, Richard Courtright Jr., Mark Giunta, and Gary Bruch. Also present: Solicitor Jerry Hanna, Engineer Russell R. Kresge Jr., and Zoning/Codes Officer Gerald Zurat.

PLEDGE OF ALLEGIENCE

REORGANIZATION OF THE PLANNING COMMISSION BOARD FOR 2017 officiated by Solicitor Hanna.

CHAIRMAN: Nominations opened. Hurley nominated Carl Heckman; seconded by Courtright. Bruch moved to close nominations; seconded by Giunta. All in favor. Motion carried. **2017 Chairman of the Planning Commission by unanimous vote is Carl Heckman.**

VICE-CHAIRMAN: Nominations opened. Courtright nominated Michael Hurley; seconded by Heckman. Heckman moved to close nominations; seconded by Bruch. All in favor. Motion carried. **2017 Vice-Chairman of the Planning Commission by unanimous vote is Michael Hurley.**

SECRETARY: Nominations opened. Heckman motioned to nominate Mark Giunta; seconded by Hurley. Hurley moved to close nominations; seconded by Courtright. All were in favor. Motion carried. **2017 Secretary of the Planning Commission by unanimous vote is Mark Giunta.**

NEWLY APPOINTED MEMBER: Chairman Heckman welcomed Gary Bruch to the Planning Commission. Bruch had served on the Commission previously and he will be a great addition to the group.

APPROVAL OF MINUTES: Due to lack of business, the Planning Commission had not meet in Nov.2016; Dec. 2016 & Jan. 2017. Giunta moved to approve the October 12, 2016 Planning Commission minutes. Seconded by Courtright. All in favor.

CORRESPONDENCE: E-mails forwarded: CJERP 10/24/16 minutes; CJERP 1/26/17 agenda & plans; CJERP did not meet in Nov. & Dec.; MCPC 10/11/16 minutes; 11/9/16 agenda, reviews, & minutes; 12/13/16 agenda, reviews, & minutes; 1/10/17 agenda & reviews & minutes; 2/7/17 agenda & reviews. 12/6/16-Aqua PA, Inc. permit for work at Robin Hood Lakes was submitted to DEP and Municipal Land Use Letter was completed by Zurat.

PLANS:

A. Plans for Acceptance to Review:

1. Bryan Baumgartner, et al & PWJW PA Properties 2 LLC Lot Improvement Subdivision-Annexation

Zurat had provided a 2/7/17 account of submission requirements received. All was in order. Since a waiver for parcel A was requested, the DEP "Request for Planning Waiver & Non-building Declaration" form should also be completed. Mark Giunta moved to accept for review the Bryan Baumgartner, et al & PWJW PA Properties 2 LLC Lot Improvement Subdivision Annexation. Seconded by Hurley. All in Favor. Motion carried.

2. Derek Kleintop Lot Consolidation Plan

Zurat noted that the Plan submission requirements were received. It is not in a recorded subdivision, and must therefore come before the PC. No construction is anticipated. Rick Courtright moved to accept for review the Derek Kleintop Lot Consolidation Plan. Seconded by Bruch. All in Favor. Motion carried.

OTHER BUSINESS:

A. Community Walking Park

Zurat provided a 12/28/16 Sketch/Concept Plan and 2/8/17 Phasing Plan for discussion. Heckman provided background on the 4.3 acre, open space property and the requirement to provide signage to name the space. The proposed concept utilizes the space as a Community Walking Park with parking, walking paths, exercise

stations, benches, and additional plantings. Zurat suggested the possibility of acquiring a strip of land for view of the stream and fishing. The floodplain and its buffer must be considered in regards to what is allowed. Kresge noted that the floodplain line is to the west of what is pictured. Zurat reviewed a possible three phased plan. The first phase is a drawn plan and a conditional use hearing, which would provide input from the community. The property owner must also be contacted to determine if the land by the stream will be included in the proposed plan. Another aspect of the phased plan should consider connecting the open space to the open nature area to the North of the Township buildings. Bruch moved to recommend to the Supervisors development of a phased plan for the Community Walking Park, including approaching Suzanne & Richard Vence on possibly acquiring their strip of land by the stream to provide access from the park. Seconded by Hurley. All in Favor. Motion carried.

B. Consider Recommending a Zoning Amendment on Setbacks

Zurat informed the Commission about a change in the new Zoning Ordinance, which dropped the previous chart on setbacks for the zoning districts and setbacks are now determined by the lot area. On page IV-14 and IV-15 of the Zoning Ordinance, the setbacks of 75-60-45 would create a disadvantage in a commercial area. If a lot is bigger, the setback is larger. Hurley moved to recommend to the Supervisors that they consider an amendment to IV-14, Part 2 and IV-15, Part 4 of the Zoning Ordinance, per the suggestions of Zurat on minimum setbacks for zoning districts. Seconded by Giunta. All in Favor. Motion carried.

C. CJERP Report

Alternate Delegate Rick Courtright informed the Commission that the advertisements shared by CJERP members, will now be billed on a rotating basis. There were numerous comments by the CJERP members in regards to Eldred's proposed animal husbandry zoning amendment. Since that meeting, Eldred has voted down the amendment.

NO PUBLIC COMMENT

ADJOURNMENT: Chairman Heckman thanked the members for their commitment to being part of the Planning Commission for the year 2017. Courtright moved to adjourn the meeting. Seconded by Bruch. All in Favor. Motion carried. Chairman Heckman adjourned the meeting at 7:15 PM

Gary Bruch notified the Commission that he would be unable to attend the March meeting.

Respectfully submitted,



Ruthanne K. Toner
PC Recording Secretary