

Polk Township Planning Commission met on Wednesday, April 10, 2019 at 6:30 PM at the Municipal building, 165 Polk Twp. Rd., Kresgeville, PA 18333. Commission members present: Carl S. Heckman, Michael Hurley, Gary Bruch, Mark Giunta and William J. Tippet. Also present: Zoning Officer Justin Burker, Engineer Russel R. Kresge Jr. and Solicitor Jim Fareri.

PLEDGE OF ALLEGIANCE

I. **APPROVAL OF MINUTES:** Hurley moves to approve the March 13, 2019 Planning Commission Minutes; seconded by Tippet. All in favor. Motion carried.

I. **CORRESPONDENCE:** via E-mail: MCPC's 4/9/19 Agenda/Plan reviews and 3/12/19 minutes; CJERP 3/28/19 Agenda and 2/28/18 Minutes, and 3/28/19 Plans

II. PLANS

A. FOR ACCEPTANCE TO REVIEW:

1. **The Woods, Phase 1A-** Kresge comments that Phase 1A submissions are complete. Phase 1A is comprised of 8 lots and the roadwork was completed during Phase 1. Bruch motions to accept The Woods, Phase 1A plan for review; Second by Giunta. All in favor. Motion carried.

2. **Speed Transport Parking Lot-** Engineer, Deana Schmoyer, was present. She states the existing driveway will be moved south, widened to 50ft, and paved 50 feet in. The office parking will be paved, also. The property owners have planned on a stone parking lot but Kresge suggests the Supervisors determine if the lot needs to be paved. Tippet motions to accept Speed Transport Parking Lot plan for review; Second by Giunta. All in favor. Motion carried.

B. FOR REVIEW:

1. **Cornerstone Community Church Addition:** Chris Borger, Todd Peterson and Steward Szmaciasz are presenting the plan. PC received a Snow Removal Plan, Borger's responses to Kresge's Review Letter dated March 28, 2019, and an updated plan. Discussion on Kresge's Review Letter dated March 28, 2019 and Borger's responses. #7 (drainage and utility easement) - Fareri will provide language for the note on the plan. #8 (parking) - 107 parking spaces will be built ASAP. There will be a total of 156 spaces. The existing parking will be paved, additional parking will be gravel. A waiver request will be needed for a total of 156 parking spots; 115 spaces initially and 41 spaces in the future. #11 (landscaping) Borger stated the additional landscaping is designed to work with the existing landscaping and provided buffers where needed. SALDO 615.2 states 12 trees will be needed per acre. 144 trees are needed but there are only 100 on the plan currently. Discussion on the trees that should line the street but Borger states there is currently a 12 foot deep bank that blocks any headlights in the parking lot. Borger would like to keep the front open to show the church. Fareri commented that it is an existing building. A waiver will be needed. #12 (lighting) - Currently, there are 16 light fixtures covering the existing parking lot and will cover the future parking lot. A waiver for lighting and paving will be needed for the overflow parking lot. #13 (water source) - Kresge withdraws his comment due

to the requirement applying only to residential. #5, 14 (NPDES) - Approval of the plan is contingent upon approval of an NPDES permit. # 16 (Slope) - Borger comments that the slope will be pushed towards the road but will be approximately 50' from the roadway.

- A. Hurley motions to recommend the following waivers referring to Kresqe's Review Letter dated March 28, 2019: #8- 612.6.A (Parking Requirements), #11- 615.2,3,4,6,7 and 8 (Landscaping) and #12- 616 and 617 (Exterior Lighting) for review by the Supervisors; Second by Giunta. All in favor. Motion carried.
- B. Hurley motions to recommend the following plan for review to the Supervisors with the following conditions from Kresqe's Review Letter dated March 28, 2019: #5 (NPDES approval), #6 (Development Agreement and Financial Security), #7 (Drainage and Utility Easement), #14 (NPDES).

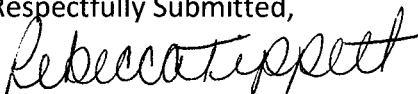
III. OTHER BUSINESS

- A. **Codification:** Fareri reviewed and corrected the Tax sections. Vehicles and Traffic section was completed by Roadmaster Ahner. The Supervisors will review the finished analysis before sending to General Code.
- B. **Zoning and SALDO Amendments:** Discussion on the Amendments. No revisions are needed. Bruch motions to recommend the Zoning Amendment draft 3/5/19 and SALDO Amendment draft 11/5/18 to the Supervisors for review; Second by Giunta. All in favor. Motion carried.
- C. **Nuisance Ordinance:** Fareri would like one more month to review. Will table until next month.
- D. **Special Event Ordinance:** Discussion on the sample ordinance. The ordinance only applies to private parties and not to public places that hold events like the Fire Company, local churches, and schools. At this time, the PC feels that there is not a need for this type of ordinance.
- E. **CJERP:** Hurley stated that the next 2 CJERP meetings will be for Medical Marijuana and Agritourism.

IV. **PUBLIC COMMENT:** No public comment

V. **ADJOURNMENT:** Tippett motioned to adjourn the meeting at 7:55 PM; Second by Giunta. All in favor. Motion carried.

Respectfully Submitted,



Rebecca Tippett
Planning Commission Recording Secretary