

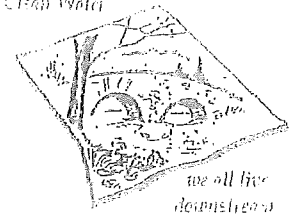
Eldred Township Planning Commission

MCADDE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek
Secretary



Planning Commission Minutes Organizational and Regular Meeting January 13, 2021

On Wednesday, January 13, 2020 the Eldred Township Planning Commission met in its Organizational and regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. Due to the Covid 19 restriction of limited seating, the meeting was held both in person and through the Microsoft Teams interactive application.

In Attendance: In attendance were planners Robert Boileau, Donna Mikol, Scott Clark, Mike Kolba, Megan Yarashas, Solicitor Michael Gaul and by phone, James Leiding.

Call to Order: The meeting was called to order at 7:00 by previous Chairman Robert Boileau.

Nomination of Officers:

- There was a motion by James Leiding and seconded by Mike Kolba to reappoint Robert Boileau as Chairman, Donna Mikol as Vice-Chairman and Scott Clark as Secretary. Motion carried (6-0).

Meeting Date and Time for 2021:

- There was a motion by Robert Boileau and seconded by James Leiding to affirm the meeting date and time as the second Wednesday of each month at 7:00 P.M. at the Municipal Building. Motion carried (6-0).

Approval of the Minutes:

- There was a motion by Robert Boileau and seconded by Scott Clark to approve the minutes of December 9, 2020. Motion carried (6-0).

Old Business:

Kocher/ Borger Minor Subdivision:

- There was a motion by Robert Boileau and seconded by Megan Yarashas to accept a letter from Keystone Engineering waiving the 90-day requirement for a decision on the submitted plan. Motion carried (6-0).

Sterling Borger presented to the Board an informal sketch of the proposed subdivision with changes marked and asked the opinion of the Planners on these changes. Solicitor Gaul and Mr. Boileau explained that the new lots must meet the requirement of our Zoning and SALDO Ordinances and the due to a building close to the proposed new lot line, that this plan would not be approved.

Mr. Borger had a concern about the proposed easement interfering with his use of his property. Mr. Gaul pointed out that although the lot line would change (on paper) the entire easement would be deeded to Mr. Borger, so in fact, he would not be losing any property and no change was required in the current use.

Solicitor Gaul also asked who the Authorized Representative of the estate was. Mary Lou Kocher (present) said she is the executrix .

Dollar General: Mr. Boileau read the determination letter from SFM Consulting (Zoning) approving the number of parking places proposed for the project (30), which exceeded the minimum number by 3.

New Business: There was discussion about a Village Overlay District in the business area of Kunkletown. (Kunkletown Rd.) Megan Yarashas presented a proposed sign Ordinance for such a District.

Mr. Boileau said he feels that creating a plan for future growth of the area was a bigger project than just creating a new sign ordinance. He stated a committee should be formed to research, review and plan this change. He suggested that within such an Overlay District, uses need to be defined, perhaps building type, size and design should be considered and the overall idea needs to be more thoroughly thought out.

Solicitor Gaul suggested that the Township may wish to apply for grant funding for a study of this nature.

Mike Kolba added that while creating a "Business District" is a worthwhile project, the Township would then need to have a plan to attract businesses and fund any public projects with that will support that goal.

Mr. Boileau restated that it will be the uses not simply signage that will create a "village" atmosphere.

Review of Ms. Yarashas proposed Ordinance was tabled, pending further discussion.

Mr. Boileau will compose a letter to the Board of Supervisors suggesting this project will require a committee or other advisory Board.

Adjournment:

- There was a motion by Mike Kolba and seconded by Megan Yarashas to adjourn. Motion carried (6-0). Meeting adjourned at 8:25.

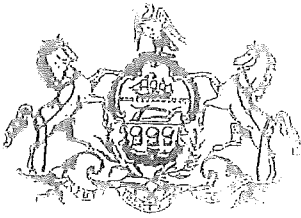
Respectfully submitted.

E. Ann Velopolcek, Recording Secretary

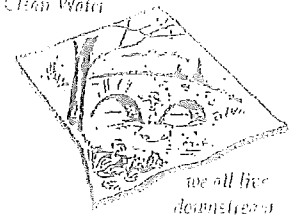
Eldred Township Planning Commission

MERCER COUNTY, PENNSYLVANIA

John White



Ann Velopolcek
Secretary



Planning Commission Minutes February 10, 2021

On Wednesday, February 10, 2021 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, Pa. The meeting was held both in person and virtually using the Microsoft Teams application.

Call to Order: The meeting was Called to Order by Chairman Robert Boileau at 7:00 P.M.

In Attendance: In attendance were Robert Boileau, Chairman; Donna Mikol, Vice-Chairman, Scott Clark, Michael Gaul Solicitor and virtually, James Leiding and Brien Kocher, Engineer.

Also In Attendance: Also in attendance were Supervisors JoAnn Bush and Gary Hoffman, Justin Lang, Justin Ross and Travis Martin of LIVIC for Dollar General, (virtually) and Steve Hawk (Keystone Engineering) for the Moyer property at Kuehner Fields.

Approval of the Minutes:

- There was a motion by Scott Clark and seconded by Donna Mikol to approve the minutes of January 13, 2021. Motion carried (4-0).

Mr. Boileau announced the resignation of Michael Kolba from the Planning Commission.

Old Business:

Revision of an approved subdivision, Lots 18,19,20,21. – Steve Hawk appeared for the applicant. Mr. Hawk advised the commission that he has a revised NPDES permit into the MCCD. Hanover Engineering has provided a review letter date February 5, 2021.

Mr. Hawk questioned the requirement for the improvement construction guarantee. (item 10). Mr. Kocher explained that the subdivision has an improvement agreement as part of the original NPDES permit.

Solicitor Gaul stated that it will need to be determined who will be responsible to the on-lot post construction storm water management and maintenance.

Mr. Hawk has proposed infiltration berms in place of the infiltration basin shown on the plan.

Solicitor Gaul said that an wastewater management agreement should be signed, and that there should be a revision to the developers NPDES permit, making the lot owners responsible for their own NPDES plan and maintenance.

Mr. Hawk then proposed a waiver for the proposed driveway as it will cross property lines and not meet setback requirements.

There was discussion about a Home-Owners Association (HOA), which was referenced on the plan. The HOA was organized when the subdivision was first approved. Bylaws were written but no organization exists.

There were some other notes on the plan that regarding a conservation easement area, and whether those lots should sign the plan due to the changes.

Solicitor Gaul suggested a change of wording for those notes that reference lot(s) that are not affected by the proposed amendment to the original subdivision plan..

Brien Kocher said that he believes the Township should make sure the HOA is functioning as it has responsibilities as noted in its organization documents.

After lengthy discussion:

- There was a motion by Robert Boileau and seconded by Donna Mikol to recommend a conditional approval of the plan to the Eldred Township Supervisors.

The conditions are;

A modified NPDES plan including an Erosion and Sediment Control Plan
A satisfactory review by the Solicitor of the HOA documents
A revision of any plan notes as recommended by the Township Engineer and Solicitor
An improvement construction and maintenance agreement
A post construction storm water management plan
Financial security acceptable to the Township Solicitor for the required improvements
Compliance with the comments of the Hanover Review Letter of February 5, 2021
Motion carried (4-0).

- There was a motion by Scott Clark and seconded by James Leiding to accept an extension request of Keystone Engineering until May 31, 2021. Motion carried (4-0).

Dollar General:

Justin Ross gave an overview of the project. There was some discussion about the details of the project. Mr. Boileau asked about the truck entrance,

Brien Kocher asked if turning templates were available and was told they would be delivered to the Township.

Solicitor Gaul asked for a reciprocal easement agreement to appear on the plan.

Mr. Boileau expressed his concerns about truck traffic. He has spoken to representatives from the CJERP group and they all have issues with this problem, and he pointed out that at this location on Kunkletown Rd. there is no place for extra trucks to park off road.

The developers will look at that and add an extra lane.

Mr. Ross discussed landscaping and requested the following waivers:

- (i) maintain the existing buffer (i) on the west side, rather than cut it down.
- (ii) not install islands between parking spaces, and in place of the islands, add landscaping in other areas.
- (iii) Not plant 5 trees in the front of the property, as it would block the building from sight
- (iv) Use the embankment (on Kunkletown Rd.) instead of plantings

Solicitor Gaul asked Dollar General to supply a comparison plan which would depict (i) the plantings as required by the Ordinance and (ii) the landscaping if the waivers are granted.

Mr. Kocher will address this in his review.

Mr. Boileau asked if the company uses a landscape service.

Mr. Ross stated that he had a meeting with MCCD and they requested one outlet into the creek which would require a modification of the plan.

Mr. Boileau asked who the contact person for third party inspection would be. Mr. Lang responded that he would be that contact.

Mr. Hoffman asked about fire suppression, fire alarms and propane storage tanks.

Mr. Ross answered that there is a propane tank, and alarms but there will not be sprinklers.

There was brief discussion about having a standpipe.

435 Duke Lane: Solicitor Gaul said that Mr. McGlynn (Zoning Officer) will withdraw his Notice of Violation since a Certificate of Non-Conformity was issued and that would end the appeal. The applicant is still required to apply for a permit and comply with the STR Ordinances.

Lot Joinder: Burger Parcels 06/3/1/23/7 and 06/3/1/23-5

There was a brief discussion about the request for a lot joinder. There were no objections.

Solicitor Gaul will prepare a Resolution.

Other: Agritourism: Mr. Boileau described the discussion at CJERP regarding agritourism. Mr. Boileau believes the Township might wish to have its own Ordinance with only the definitions being consistent with the CJERP townships since this is not a shared use. Mr. Boileau will take this back to CJERP for simplification.

Adjournment: There being no further business:

- There was a motion by Scott Clark and seconded by James Leiding to adjourn. Motion carried (4-0), Meeting adjourned at 9:10 P.M.