

JUNE 14, 2017 POLK TOWNSHIP PLANNING COMMISSION

Polk Township Planning Commission met on Wed., June 14, 2017 at 6:30pm at the Municipal Building, 165 Polk Twp. Rd., Kresgeville, PA. Present: Commission members Carl S. Heckman, Michael D. Hurley, Mark Giunta, Richard Courtright Jr. & Gary Bruch; Twp. Solicitor James Fareri; Engineer Russell R. Kresge Jr.; and Zoning/Codes Official Gerald Zurat. PC Solicitor Jerry Hanna had previously notified the Secretary of his absence.

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES: Mark Giunta moved to approve the April 12, 2017 Planning Commission minutes; seconded by Bruch. All in favor. Motion carried. The May Meeting had been cancelled.

CORRESPONDENCE: MCPC 4/11/17 minutes, 6/13/17 agenda & reviews...CJERP 5/25/17 agenda & 3/23/17 minutes.... Haydt Plan's 319 status letter sent to assessment office-5/25/17 ...MCCD 5/24/17 Timber Harvest Info.

PLANS FOR ACCEPTANCE TO REVIEW:

Alton & Lilamae Kleintop Minor Subdivision/Lot Consolidation Plan: The MCPC's 4/25/17 plan review had been received. A new submission had not been received. Solicitor Fareri had provided a 4/25/17 legal determination letter, that the Township may not require right-of-way easements along state roads.

PLANS IN REVIEW:

The Woods - Final Plan for Phase I: (Plan's time is good to July 6, 2017) Engineer Christopher McDermott & Developer Steven Parisi represented the Plan. The PC was in receipt of: Kresge's 18-comment 6/5/17 review; Zurat's 9-comment 5/25/17 review; MCCD's 5/22/17 letter; McDermott's: 5/24/17 response letters; 5/19/17 Phased Plan; 5/24/17 Final Plan Phase I revision with opinion of probable costs for financial security, deed draft sample; & HOA declaration draft. A newer plan revision dated 6/8/2017 was presented at the meeting with the intent to address review letter comments. Points of discussion follow: **Comments 2 thru 6** are mostly addressed....**Comment 1-** The PC agreed to a 4' chain-link fence, rather than 8'. Split-rail fencing is not acceptable....**Comments-7,11,12,15-D** referenced additional as-built information is required on the Plan.....**Comment 8-**The NPDES permit is in submission and McDermott desires to cover NPDES requirements by referencing deed covenants.....**Comment 9-**Fareri stated the Declaration for the HOA, must be revised, since the Township is not responsible for their roads or stormwater facilities and an association is required....**Comment 10-**The DEP planning module had previously been approved; however, the new Plan revision had moved the septic sites off the perc test areas, in order to obtain isolation distances for the NPDES permit. SEO Jonathan Shupp's 6/8/17 review letter requires the septic locations to be over the tested areas and 100' isolation from wells. McDermott suggested the soils are homogeneous and each lot's building permit would require retesting for an acceptable location. Kresge referenced SALDO 9.2.F.2. A lot must have a suitable area that has been tested for a septic system; therefore, a Final Plan should represent that truth....**Comment 12-**A re-analysis is needed for the basin access & culvert, plus the swale's current data indicates the depth is too shallow....**Comment 15-**The bus turnaround and 6/8/17 Phasing Plan were discussed. The applicant agreed to include ADA requirements in Phase I for the bus turnaround. The "T" intersection and bus/mailbox area must be completed by the 1st sale of a Phase II lot. An as-built of the current turn-around is needed. Bruch moved to approve the 6/8/17 "Phasing Plan" for The Woods; seconded by Hurley. All in Favor. Motion carried. Zurat asked for proof that drainage improvements were made along the Burger properties. Parisi stated the improvements had been made. Heckman asked if there were any questions. Michael Olszewski, Vice-President of Evergreen Lake HOA questioned the fire lane which creates access onto Evergreen's roads. Parisi replied there is no fire lane. Property owner Karen Schmelzer stated there is a proposed egress on the Plan and what is the catalyst for it to be built? Fareri replied both communities must form an agreement, before the roadway could be opened. Olszewski asked if a culvert pipe was going to be constructed under Mountain Rd? Parisi stated he never received a reply to his offer; therefore, if Evergreen Lakes HOA desires a drainage pipe under Mountain Rd. it must be in writing. Heckman reviewed outstanding issues and Kresge also stated the NPDES lot restrictions should be on the Plan. Parisi stated he would obtain MCCD requirements and bond construction issues. Fareri replied bonding is for construction to be completed and not for incorrect construction to be corrected. Courtright moved to table "The Woods Phase I Final Plan". Seconded by Bruch. All in Favor. Motion carried. Courtright moved to recommend granting a 30-day time extension to "The Woods Phase I Final Plan" to August 6th, 2017; seconded by Bruch. All in Favor. Motion carried.

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Derek K. Kleintop Lot Consolidation Plan: (Plan's time is good to August 8, 2017) The applicant had informed the Township that a revision to address comments was not complete. Bruch moved to table the Derek K. Kleintop Lot Consolidation Plan; seconded by Giunta. All in Favor. Motion carried.

OTHER BUSINESS:

CJERP:

Ross Township Definition Amendment on "Land Development": The Commission discussed the 5/4/17 ordinance amendment draft and the MCPC's review. Hurley moved to recommend to the Supervisors that the Commission was in agreement with the comments in the MCPC's 5/31/17 review letter on Ross Township's "Land Development Definition Amendment Draft." Seconded by Bruch. All in favor. Motion carried.

Medical Marijuana: Hurley relayed CJERP's discussion on marijuana. CJERP had provided ordinance drafts for review. The Commission agreed that state licensing already has standards for this use.

Maintenance Standards: Kresge & Zurat had attended the MCPC's Blight Workshops I & II. The PC discussed the provided maintenance ordinance draft on blight, rentals, dangerous structures & foreclosures. Currently Polk has ordinances which cover dangerous structures & solid waste.

Tenant Registration: The PC reviewed ordinance samples for possible re-adoption of a previous non-zoning ordinance that required registration of tenants by landlords. Giunta moved to recommend to the Supervisors preparing an updated draft from the previous 1998 tenant registration ordinance along with a registration form; seconded by Bruch. All in Favor. Motion carried. Fareri will prepare.

Polk Township Community Walking Park Update: The sign has been delivered. Hurley & Heckman had a productive meeting with the property owner next to the Park on the possibility of obtaining property to access the stream. Bruch suggested getting community involvement to formulate ideas and a Park & Recreation Committee.

Proposed Amendments to Zoning and SALDO:

Lot Area Requirements for Specific Uses: Zurat discussed specific uses and lot area requirements. The Commission members requested additional review time of the information provided, before making comment.

Parking Standards: Zurat discussed possible parking standards for specific uses which are missing from the current Zoning Ordinance. The Commission requested a parking standard chart for ease of review.


Parking Lot Paving Standards: The previous Code provided authority to the Supervisors for substitution of materials used for a parking base & surface. Zurat relayed the reasoning behind this type of relief. Giunta moved to recommend an ordinance with the language from 6.3H of the old Zoning Ordinance to allow for substitution of parking surface material & base materials by the Supervisors; seconded by Bruch. All in Favor. Motion carried.

Developer Agreement & Surveyor Certification: The current Developer Agreement in the SALDO was missing a maintenance bond section. The PC reviewed the maintenance bond paragraph that had been included in the recent Woods Development Agreement. Also discussed was the current SALDO surveyor certification which requires a level of precision that is unjustified for most plans and creates unnecessary cost to the applicant. Kresge noted the certification on a plan by surveyor Rudolph Wolffe Jr. was a good example of an acceptable replacement. Courtright moved to recommend to the Supervisors amendments to the SALDO's Developer Agreement with the addition of a Maintenance Bond; and replacement of the Surveyor Certification, using the example of Surveyor Rudolf Wolff's Certification; seconded by Giunta. All in Favor. Motion carried.

No Public Comment

ADJOURNMENT: Courtright moved to adjourn the meeting; seconded by Hurley. All in Favor. Motion carried. Chairman Heckman adjourned the meeting at 9:05 PM

Respectfully submitted,


Ruthanne K. Toner
PC Recording Secretary