

AUGUST 9, 2017 POLK TOWNSHIP PLANNING COMMISSION

Polk Township Planning Commission met on Wed., August 9, 2017 at 6:30pm at the Municipal Building, 165 Polk Twp. Rd., Kresgeville, PA. Commission members present: Carl S. Heckman; Michael D. Hurley; Mark Giunta; Gary Bruch and Richard Courtright Jr. Also present: Solicitor Jerry Hanna; Engineer Russell R. Kresge Jr.; and Zoning/Codes Official Gerald J. Zurat.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Giunta moved to approve the July 12, 2017 Planning Commission minutes; seconded by Courtright. All in favor. Motion carried. **Correspondence:** MCPC's 7/11/17 minutes; 8/8/17 agenda/reviews; CJERP 7/27/17 agenda/reviews; 3/23/17 minutes.

PLANS FOR ACCEPTANCE TO REVIEW:

Alton & Lilamae Kleintop Minor Subdivision Plan: Surveyor Donald Pensyl II, represented Surveyor Brian Courtright's resubmission of the Plan, which will subdivide a parcel along Weir Mt. Rd. to create Clean & Green status. Waiver requests had been received for surveyor certification, wetlands, and soil type. The Twp. may not require additional right-of-way along a state road per Solicitor Fareri's 4/25/17 opinion. Pensyl was advised to resubmit the Plan to the MCPC; complete a DEP Planning Waiver request; and research if 'Clean & Green' may include easements. Bruch moved to accept for review the Alton & Lilamae Kleintop Minor Subdivision/Lot Consolidation Plan; seconded by Giunta. All in favor. Motion carried.

PLANS IN REVIEW:

The Woods - Final Plan for Phase I: [Time good to 10/5/17; The PC members were in receipt of: Kresge's 8/2/17 Review Letter; Swale 18 Narrative & Plan; 7/27/17 Phase I Final Plan revision; 7/11/17 Hydrology Report; MCCD's 7/27/17 letter; Reilly's 7/24/17 Response Letter]. Engineer Chris McDermott represented the 7/20/17 revised plan. **Kresge's 8/2/17 Review Letter comments were discussed:** #1....Fence detail is corrected....#2...Turn around dimensions along Corktree Rd. are corrected.....#3...Total area of Phase I corrected.....#4... McDermott suggested Bonding the grading corrections to Corktree Rd. upon future road paving....#5...McDermott suggested a deed covenant note on the Plan to address the NPDES restrictions not yet known.....#6... Attorney Marshall Anders reported the Articles of Incorporation have been filed & the POA covenants are in the final stage....#7 & #8...McDermott suggested Bonding all work that cannot be verified with an as-built at this time along Corktree Rd. which involves deepening the south swale & inlets; constructing the north swale; and a line item for PPL changes....#9 & #10...Are being completed...#11...A plan was presented for the "warning" signage along Haney Rd...#12...A response letter to DEP's 6/23/17 Technical Deficiency Letter has been submitted...#13...A response letter to MCCD's 7/27/17 violation letter has been sent. Zurat read the 8/5/17 response letter to the PC members. Parisi noted that he will provide security for all Phase I outstanding issues. Members discussed the outstanding issues. Bruch moved to recommend to the Supervisors, approval of "The Woods Phase I Final Plan", contingent upon all thirteen comments of Kresge's 8/2/17 Review Letter being addressed. Seconded by Giunta. All in Favor. Motion carried.

"The Woods" Declaration of Covenants, Conditions & Restrictions: The PC members had reviewed the latest draft. An informal discussion was held.

John C. Jennings & Anthony L. Speziale Lot Line Adjustment & Annexation: [PC was in receipt of the 6/27/17 Plan; Kresge's 7/26/17 review; Zurat's 7/27/17 review; MCPC 7/13/17 review]. Kresge noted that Surveyor George Collura had provided a revised Plan. Comments 1,2,4,6,7,8 are now satisfactorily addressed. Comments 3,5,9,10 were discussed. Zurat noted that his 7/27/17 review letter comments have all been addressed. Courtright moved to recommend to the Supervisors, the waivers from SALDO Sec. 404.1.C & 404.3.H on the surveyor's certification and SALDO Sec. 404.2.S on showing wetlands on the John C. Jennings & Anthony L. Speziale Lot Line Adjustment & Annexation Plan; seconded by Bruch. All in Favor. Motion carried.

Bruch moved to recommend to the Supervisors, approval of the John C. Jennings & Anthony L. Speziale Lot Line Adjustment & Annexation Plan located along Trach Rd.; seconded by Courtright. All in Favor. Motion carried.

1146 Interchange Road LLC Land Development Plan: [Time is good to 10/10/17; PC was in receipt of: a plot plan; Kresge's 7/26/17 review; Zurat's 7/27/17 review; MCPC's 8/1/17 review]. Project Manager Darrin Heckman presented a revised Plan at the meeting, along with his 8/7/17 Response Letters and a Letter of Map Amendment from FEMA. Kresge's comments have been addressed. Zurat's six comment letter and the MCPC's comments were discussed. Giunta moved to recommend to the Supervisors, approval of the 1146 Interchange Rd., LLC Land Development Plan; seconded by Bruch. All in Favor. Motion Carried.

OTHER BUSINESS:

Luna Rossa Property: Shawn Berger shared his plan to rebuild an upscale family restaurant on the site. Realtor Terri Mickens explained her attorney's opinion: "Since application had been made for a permit, there was the intent to rebuild; therefore, Berger should be given the opportunity to complete the permit application requirements." To that end, they have scheduled a scoping meeting with PennDOT for an HOP, and forward motion is being made on other permit requirements. Discussion dealt with direction on how to proceed. Kresge noted an extension of time on the permit would require a Zoning Hearing. Zurat is of the opinion that a Land Development Plan is required. Berger's attorney is to provide a legal opinion which is be forwarded to Solicitor Fareri.

CJERP: Ross Township Amendment to the Definition of Land Development- 2nd Revision: Chairman Heckman tabled action in order to provide enough time to receive a review from the MCPC.

Proposed Amendments:

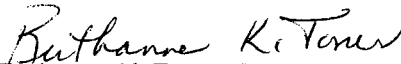
Minimum Lot Area for Specific Uses: A chart had been prepared to allow for comparison and discussion. "Uses" 1 thru 27 are in the current zoning code and "Uses" 28 thru 55 were in the previous code. The suggested minimum lot areas were discussed. The PC members agreed that a CAFO should have a minimum of 50 acres for poultry and 100 acres for the other types of animals.

Parking Standards for Specific Uses: A chart had been developed from previous discussions to call out some additional "Uses" in addition to the current chart. This amendment will affect both Zoning and SALDO. Kresge suggested the following sentence be included: "If one of the tables conflicts with the other table, the larger parking standard will apply. Review of this amendment will continue at the next PC meeting, along with the other amendments not discussed.

No Public Comment:

ADJOURNMENT: Courtright moved to adjourn the meeting; seconded by Giunta. All in Favor. Motion carried. Chairman Heckman adjourned the meeting at 8:27 PM

Respectfully submitted,


Ruthanne K. Toner, Secretary