

Polk Township Planning Commission met on Wednesday, January 9, 2019 at 6:30 PM at the Municipal building, 165 Polk Twp. Rd., Kresgeville, PA 18333. Commission members present: Carl S. Heckman, Michael Hurley, Mark Giunta and William J. Tippet. Also present: Zoning Officer Justin Burker, Engineer Russel R. Kresge Jr. and Solicitor Jim Fareri. Gary Bruch had previously notified the Planning Commission that he would not be in attendance.

PLEDGE OF ALLEGIANCE

I. REORGANIZATION:

CHAIRMAN: Nominations opened. Hurley nominated Carl Heckman. All in favor. Motion carried. 2019 Chairman of Planning Commission by unanimous vote is Carl Heckman.

VICE-CHAIRMAN: Nominations opened. Heckman nominated Michael Hurley. All in favor. Motion carried. 2019 Vice-Chairman of Planning Commission by unanimous vote is Michael Hurley.

SECRETARY: Nominations opened. Heckman nominated Mark Giunta. All in favor. Motion carried. 2019 Secretary of Planning Commission by unanimous vote is Mark Giunta.

II. APPROVAL OF MINUTES: Giunta moved to approve the December 12, 2018 Planning Commission Minutes; seconded by Hurley. All in favor. Motion carried.

III. CORRESPONDENCE: via E-mail: MCPC's 1/08/19 Agenda/Plan reviews and 10/09/18 minutes;

IV. PLANS FOR ACCEPTANCE TO REVIEW:

A. Higgins Lot Joinder: Michael Lalli was present and gave a brief history on the property. Giunta recommends accepting Higgins Lot Joinder plan for review; seconded by Tippet.

V. OTHER BUSINESS

A. Zoning Amendments: Discussion on the definition and conditions for the added Retail/Wholesale Use in R-3. Retail/Wholesale establishments must comply with all requirements as a Retail establishment and conditions may be added at the Conditional Use Hearing on individual basis. Kresge suggested that the definitions of Retail and Retail/Wholesale be different. Retail/Wholesale definition is suggested to be "Establishment with no on site manufacturing engaged in selling merchandise to the general public and may also be engaged in selling merchandise to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies." Discussion on Zoning Ordinance Section 700 will apply to Retail/Wholesale Use. Burker will work on the Zoning Amendments for next meeting.

B. Zoning Ordinance: Burker gave a brief history for 206 Azalea Street which is only a .17 acre nonconforming lot. The building is L-shaped but the owner would like to square it off. Zoning Ordinance Section 910.3 allows doing so but if the owner is to demolish voluntarily, ZO Section 908.4 would apply. PC feels Section 908.4 is too strict. Tippet recommends to amend Zoning Ordinance Section 908.4; Second by Hurley. Solicitor Fareri will work on the amendment for next meeting.

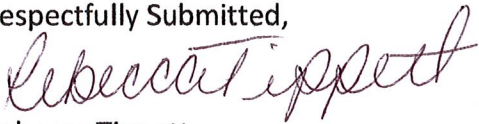
C. CJERP: The next meeting is January 24, 2019. Mark Giunta became the alternate Polk Township representative.

D. Supervisors/ PC Special Meeting: Next meetings are January 22 and February 5 at 6:30pm to discuss the Property Nuisance Ordinance. The meetings are already advertised.

VI. PUBLIC COMMENT: Hurley questioned Burker regarding 2 properties. The first issue is 592 Interchange Rd that has a 6 foot hole through the roof. Burker will send a notice of violation. The second issue is Mansion House at 569 Interchange Rd. Burker sent a letter to the landlord regarding changing the use of the building so he can have tenants. Building Inspector Blick and Zoning Officer Burker would be required to inspect the building to make sure it is suitable for living conditions.

VII. ADJOURNMENT: Giunta motioned to adjourn the meeting at 7:10 pm; seconded by Hurley. All in favor. Motion carried.

Respectfully Submitted,



Rebecca Tippett

Planning Commission Recording Secretary