

JULY 12, 2017 POLK TOWNSHIP PLANNING COMMISSION

Polk Township Planning Commission met on Wed., July 12, 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; Gary Bruch and Richard Courtright Jr.; Solicitor Jerry Hanna; Engineer Russell R. Kresge Jr.; and Zoning/Codes Official Gerald J. Zurat.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Courtright moved to approve the June 14, 2017 Planning Commission minutes; seconded by Bruch. All in favor. Motion carried.

CORRESPONDENCE: By Email: MCPC's 6/13/17 minutes; 7/11/17 agenda & reviews; CJERP was cancelled in June

PLANS FOR ACCEPTANCE TO REVIEW:

John C. Jennings & Anthony L. Speziale Lot Line Adjustment & Annexation: (Trach Dr.) The application items are complete and no development is planned. It is a subdivision of one lot and an addition to the other lot. Bruch moved to accept for review the John C. Jennings & Anthony L. Speziale Lot Line Adjustment & Annexation Plan; seconded by Hurley. All in Favor. Motion Carried.

1146 Interchange Road LLC Land Development Plan: Submission materials are complete. Applicant desires to create two business spaces within one building. Bruch moved to accept for review the 1146 Interchange Road LLC Land Development Plan; seconded by Giunta. All in Favor. Motion Carried.

PLANS IN REVIEW:

Derek K. Kleintop & Daria Dorshimer Lot Consolidation Plan: (Time good to 8/8/17) The PC was in receipt of: 7/1/17 waiver request; Kresge's 6/22/17 review letter; and surveyor description of the new parcel. Courtright moved to recommend acceptance of the wetland waiver request from SALDO Sec. 404.2.S; seconded by Bruch. All in Favor. Motion carried. Hurley moved to recommend approval to the Supervisors the Derek K. Kleintop & Daria Dorshimer Lot Consolidation Plan located along Gernerd & Burger Hollow Rds.; seconded by Giunta. All in Favor. Motion carried.

The Woods - Final Plan for Phase I: (Time good to 8/6/17) The PC was in receipt of DEP's 6/23/17 Technical Deficiency letter & MCCD's 6/5/17 Report # 11. A 7/11/17 request had been received for a 60-day time extension, to complete plan revisions. Bruch moved to table "The Woods Phase I Final Plan". Seconded by Courtright. All in Favor. Motion carried. Courtright moved to recommend to the Supervisors granting a 60-day time extension to October 5, 2017 for "The Woods Phase I Final Plan"; seconded by Bruch. All in Favor. Motion carried.

OTHER BUSINESS:

George Minga Subdivision/Annexation Sketch: George Minga, Attorney William Cramer, and Surveyor Rudolf Wolfe Jr. represented the sketch plan to discuss probable solutions and procedure to correct a non-conforming property, upon which two buildings are currently being used as homes, by annexing 8-acres which includes an easement as a common access. The PC was in receipt of the application; a reference plan; and Zurat's 6/30/17 review letter with 8 comments which were discussed with Cramer. The applicant received direction which included: **1.** Request relief from the ZHB for the street standard; minimum lot frontage; and front yard setbacks. **2.** Request relief from the Supervisors for the driveway setback. **3.** The paved driveway's access onto RT 209 must be closed and an entrance must be obtained by connecting to the existing recorded right-of-way, for which an HOP should already exist. **4.** The SEO has reviewed the information and stated a planning module must be approved for a new septic system with reserve area, to be located on the annexed land for the rear building. Kresge noted that the issues are of a legal nature and zoning, since the dwelling had never been approved. Cramer stated he is trying to determine a possibility whereby the two homes may exist. Since permits were never acquired to change the building from a barn into a home, the building must also be in compliance with the building code on the items that can be inspected to obtain a Certificate of Occupancy.

RNR Motors Inc. Conditional Use Application: The PC was in receipt of the application, Zurat's 6/10/17 review letter, copy of the Plan & site, Kresge's 7/6/17 e-mailed comments; Zoning Sec. 856.3 on vehicle sales; and Project Manager Darrin Heckman's 7/6/17 response comments. The applicant has received a permit to sell 5 cars at the location and desires to increase the number to 15 for display. There are an additional 8 spaces including a handicapped space at this time. Darrin Heckman provided additional maps, a presentation and responses to comments. Questions on stormwater, impervious coverage, lighting, traffic, and layout were addressed. Chairman Heckman asked about the use. The use is strictly office space, due to the septic facility. An additional use would require a septic upgrade, which the applicant might pursue in the future. Zurat noted the current stone parking lot would require relief from the Supervisors. The applicant has a 5-year plan which includes paving the lot. Kresge noted that upon paving, the stormwater must be collected & directed to the current infiltration bed. Bruch moved to recommend the Conditional Use Application of RNR Motors, Inc. to the Supervisors, contingent upon the facts that are presented at the hearing which will satisfy the Township Ordinances; seconded by Courtright. All in Favor. Motion carried.

Ross Township Definition Amendment on "Land Development": The Commission discussed the revised ordinance amendment draft received on 6/19/17. The draft revision had taken into account the MCPC's 5/31/17 review comments. Kresge stated that the amendment is now consistent with Polk's ordinance and the MPC. Courtright moved to recommend to the Supervisors that the Commission members are in agreement with Ross Township's "Land Development" definition amendment draft revision that has addressed the MCPC's review comments; seconded by Bruch. All in favor. Motion carried.

Tenant Registration by Landlords: The Commission reviewed and discussed the draft ord. that had been prepared by Solicitor Fareri after previous recommendations. Bruch moved to recommend to the Supervisors the draft ordinance for tenant registration by landlords; seconded by Giunta. All in Favor. Motion carried.

Proposed Amendments to the SALDO & Zoning:


Minimum Lot Area Requirements for Specific Uses: Zurat had compiled a list of fifty-two specific uses from the previous and current zoning ordinances. The PC members discussed the acreage for specific uses using examples of current uses in the Township as references of comparison to the proposed minimums. As discussion continued, the members noted that some of the minimum lot requirements should be reconsidered. Since a motor freight & bus terminal is not allowed in Polk, it should be removed from the list. The topic was tabled to allow for additional review time by the members.

Parking Standards for Specific Uses: Zurat relayed his suggestions of uses not covered in the standards, which the members had received in a 6/30/17 review letter. Removing the word 'super' from some uses would be helpful. As the Commission continued discussion, they felt a chart would allow for better comparison. Heckman tabled the item, to allow for the development of a chart by Kresge.

PUBLIC COMMENT: Resident John Jennings asked if there is a way to speed up the process to approve his Plan. Heckman explained the approval of a Plan must follow specific procedures and the earliest would be another month. Kresge explained that the Supervisors may not approve a plan without the review from the MCPC, and his surveyor will be receiving comment letters; which can be addressed by the next meeting. Derek Kleintop asked for direction on the next step for approval of his Plan. Since the PC had recommended approval, the Plan will be at the next Supervisors Meeting for review and final approval. In regards to the deed description, his surveyor must communicate with the attorney, who draws up the deed.

ADJOURNMENT: Courtright moved to adjourn the meeting; seconded by Giunta. All in Favor. Motion carried.
Chairman Heckman adjourned the meeting at 8:00 PM

Respectfully submitted,


Ruthanne K. Toner, Secretary