

MARCH 8, 2017 POLK TOWNSHIP PLANNING COMMISSION

Polk Township Planning Commission met on Wednesday, March 8, 2017 at 6:30PM at the Municipal Building, 165 Polk Township Road, Kresgeville, PA. Commission Members present were: Carl Heckman, Michael D. Hurley, Richard Courtright Jr., and Mark Giunta. Also present: Solicitor Jerry Hanna, Engineer Russell R. Kresge Jr., and Zoning/Codes Officer Gerald Zurat. Member Gary Bruch had previously notified the Commission of his absence.

PLEDGE OF ALLEGIENCE

APPROVAL OF MINUTES: Courtright moved to approve the February 8, 2017 Planning Commission minutes. Seconded by Giunta. All in favor. Motion carried.

NO CORRESPONDENCE

PLANS:

A. PLANS FOR ACCEPTANCE TO REVIEW:

1. The Woods - Final Plan for Phase I:

Developer Steven Parisi was present. The Commission was in receipt of the application checklist and a copy of the 12-lot Phase I Final Plan's 3/7/17 electronic version. Zurat & Kresge provided background on the Plan and agreed the submission application was complete. The planning module was previously approved by DEP; however, the NPDES permit must be updated. This Plan falls under the Zoning & SALDO Ordinances before 5/23/15; therefore, only 1 sewage test site is required. Kresge reported that the entrance road, Corktree, is substantially completed to the turnaround.

Michael Hurley moved to accept for review the Final Plan for Phase I of "The Woods." Seconded by Courtright. All in Favor.

B. PLANS IN REVIEW:

1. Bryan Baumgartner, Et Al & PWJW PA Properties 2 LLC Lot Improvement

Subdivision-Annexation: (The Plan is located along Lower Middle Creek Rd. Plan time is good to May 9, 2017.) The Commission was in receipt of Kresge's 2/17/17 review letter; Zurat's 2/23/17 review letter; MCPC's 1/25/17 review letter; a signed non-building declaration waiver request; and an electronic copy of the Plan's 2/23/17 revision. The Plan divides one parcel into two, and joins the eastern parcel to the north. Kresge provided information on his comments and the waiver requests. Surveyor Rudolf Wolff Jr. represented the Plan and pointed out the revision changes. Wolfe offered his assistance in regards to survey standards. Kresge agreed that the survey standard was not appropriate for this type of Plan and a SALDO amendment should be considered, since this will be a reoccurring issue. Zurat reviewed his comment letter. Heckman asked for comment on the MCPC's review letter. The applicant, Baumgartner, noted that the County has been contacted in regards to "Clean & Green," which will continue with the land. All review letter comments have been satisfied.

Mark Giunta moved to recommend to the Supervisors the waiver requests on the surveyor's certification [SALDO Sec. 404.1.C & 404.3.H]; the wetland delineation [SALDO Sec. 404.2.S]; and the DEP "Request for Planning Waiver & Non-building Declaration" [SALDO Sec.404.3.F]. Seconded by Courtright. All in Favor. Motion carried.

Mark Giunta moved to recommend to the Supervisors the approval of the Bryan Baumgartner Et Al & PWJW PA Properties 2 LLC Lot Improvement Subdivision Annexation. Seconded by Courtright. All in Favor. Motion carried.

2. Derek K. Kleintop Lot Consolidation Plan: (Plan is located along Burger Hollow Rd. & Gerner Rd. Plan time is good to May 9, 2017.) This Plan consolidates 4 parcels into 10+ acres. The Commission was in receipt of Kresge's 2/17/17 review letter; Zurat's 2/22/17 review letter & MCPC's 3/2/17 review letter. Kresge & Zurat discussed their comment letters. The Plan will require some waiver requests. Kleintop was present and indicated that his surveyor has received all the comments. Keintop will provide copies of the recorded deeds.

Rick Courtright moved to table the Derek Kleintop Lot Consolidation Plan to allow time for the corrections to be made. Seconded by Giunta. All in Favor. Motion carried.

OTHER BUSINESS:

A. Proposed Zoning Amendment on Setbacks: Zurat provided background on his 2/16/17 commentary on setback chart revisions to be less restrictive. The Part 2 and Part 4 charts provide setbacks for principal & accessory buildings dependent upon the zoning district as was previously the case in the old zoning code. Zurat also suggested changes to the lot coverage percentages for non-residential uses in a residential district, which would be more restrictive. Hurley asked for additional discussion on the lower percentage of maximum lot coverage from 60% to 40% for a non-residential use in a residential district and the comparison of a 20% maximum lot coverage for a residential use. Zurat replied that the non-residential percentage is taking into account more impervious surfaces such as a parking lot. Lower percentages provide for more open space.

Courtright moved to recommended to the Supervisors changes on the maximum lot coverage for a nonresidential use in a residential district from 60% to 40% and the revisions on setbacks as presented in Zurat's 2/16/17 Part 2 and Part 4 charts for principal and accessory buildings. Seconded by Giunta. All in Favor. Motion carried.

C. Polk Township Community Walking Park: The Commission discussed the "Use" tables in the new zoning code as they relate to the Township's plans for development of a Community Walking Park in the C-District. While a public park in the C-District indicates a conditional use hearing, Solicitor Hanna and Kresge advised that the "Schedule of Uses" also provides for Township buildings & uses as a "Permitted Use" in the commercial district. The Commission members agreed that a conditional use hearing was not required. Hurley and Heckman are going to walk the park property.

D. Surveyor Certification: Giunta proposed the Commission look into the requirements for a surveyor's certification. Kresge noted that the new SALDO's current standards would be true for a commercial project in a large city. The ALTA/ACSM standard is time intensive due to many types of certifications on aspects of the work along with title searches. The requirements would increase the cost to the applicant by possibly threefold.

Mark Giunta moved to recommend to the Supervisors the replacement of the current surveyor certification in sections 404.1.C & 404.3.H of the SALDO ordinance with surveyor standards from the Pennsylvania Society of Land Surveyors which will take into account the types of plan submissions. Seconded by Courtright. All in Favor. Motion carried.

NO PUBLIC COMMENT

ADJOURNMENT: Courtright moved to adjourn the meeting. Seconded by Giunta. All in Favor. Motion carried. Chairman Heckman adjourned the meeting at 7:48 PM

Respectfully submitted,


Ruthanne K. Toner
PC Recording Secretary