

September 13, 2017 POLK TOWNSHIP PLANNING COMMISSION

Polk Township Planning Commission met on Wed., September 13, 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 and Gary Bruch. Also present: Solicitor Jerry Hanna; Engineer Russell R. Kresge Jr. and Zoning/Codes Official Gerald J. Zurat.

Pledge of Allegiance

Approval Of Minutes – Gary Bruch moved to approve the August 2, 2017 Planning Commission Minutes; second by Mark Giunta. All in favor. Motion carried. **Correspondence:** MCPC's 8/18/17 minutes; 9/12/17 agenda/reviews; CJERP cancelled in August; MCD 8/3/17 notice of violations and inspection report #13 on The Woods; MCD 8/28/17 letter to Robin Hood Lakes Water System on an incomplete permit application.

Plans in Review:

Alton & Lilamae Kleintop Minor Subdivision/ Lot Consolidation Plan (Time good to 11/7/17) – Comments were discussed. **Comment #1.** 75' stream buffers and wetlands delineation shown on plan. **Comment #2.** 75' stream buffer shown on plan along Pohopoco Creek. **Comment #3.** Waiver was received. **Comment #4.** Owner certification is now dated. **Comment #5.** "Streams" was eliminated from "Note 9". **Comment #6.** Waiver was received. **Comment #7.** No construction on the property to need soil types. **Comment #8.** Well has been added to the plan. **Comment #9.** Sewage planning waiver acquired. **Comment #10.** Copy of Deed was given to Russ. **Comment #11.** Copy of the deed will be provided at time of recording.

Comments discussed from Zoning Officer Gerald Zurat **Comment #1.** 75' stream buffer and wet land delineation is shown on the plan. **Comment #2.** DEP planning module waiver was presented. **Comment #3.** Planning module will be completed in the future if plans of building on the land. **Comment #5.** "Note 7" will be corrected. **Comment #6.** Contacted Monroe County about Clean and Green Program. **Comment #7.** New deeds will be recorded within 30 days after plan; after 90 days plan becomes void.

MCPC comments discussed **Comment #2.** Remove "Note 18". **Comment #4.** Land area discrepancy with subdivision. **Comment #5.** Fix typo on "Note 19". Gary Bruch moved to recommend waiver requests for surveyor waiver, wetland delineation waiver, soil types waiver, and DEP non-building waiver second by Mark Giunta. All in favor. Motion carried. Gary Bruch motioned to recommend to supervisors, approval of Alton and Lilamae Kleintop Subdivision Plan contingent upon following note changes on the plan: add note on wetland delineation (sec. 704.2); Correct note 7 setbacks; remove note 18; correct note 16 (to Polk); correct note 19 (plat book #); add note on DEP non-building agricultural planning module waiver second by Mark Giunta. All in favor. Motion carried

Other Business:

CJERP – 2nd Revision to Ross Township's amendment on land development definition. No comments from Planning Commission. Mark Giunta made a motion to recommend the amendment for Supervisors review of the 2nd revision to Ross Townships amendment on land development definition second by Gary Bruch. All in favor. Motion carried.

Community Walking Park - Sign and parking lot have been installed. Future discussion on neighboring property and fencing to separate the park from the rest of the facilities. DCNR grant opens in February, we can apply for funding.

Proposed Amendments

Minimum Lot Area Requirements for Specific Uses – CAFO was changed to: poultry 50 acres / all other animals 100 acres., #19 – large scale retail/commercial loading dock – 5 acre lot minimum., #24 shopping centers/malls – 5 acre lot minimum., #26 Storage Yards for forest products – 5 acre lot minimum., #48 Retail/Commercial Development, large scale – 5 acre lot minimum. Gary Bruch moved to recommend “Minimum Lot Area Requirements For Specific Uses” changes to supervisors second by Mark Giunta. All in favor. Motion carried.

Parking Standard for Specific Uses – Note change “Superstore consists of 20,000 square feet.” Theatres and Auditoriums should just state 3 seats; omit (bench capacity computed at 1 for each 20 inches). Gary Bruch moved to recommend “Parking Standards For Specific Uses” for Supervisors’ approval second by Mark Giunta. All in favor. Motion carried.

Minimum Setbacks – Useful guide for quick answers. No information has been changed, just the format. One addition – add draft 9/13/2017 at the top. Mark Giunta moved to recommend “Minimum Setbacks” for Supervisors review second by Gary Bruch. All in favor. Motion carried.

Plan Submission Materials – Proposed amendment states that 2 CD’s must be submitted with plans. Planning commission would like to omit sections 301.2.B; 303.1.A.3; 304.4.A; 305.1.A.3; 306.2.A.3 – all sections mention requiring CD’s for approval of plans. Section 407.1 will be kept but reworded to state “may submit” in “PDF format”. Motion by Mark Giunta to omit sections 301.2.B; 303.1.A.3; 304.4.A; 305.1.A.3; 306.2.A.3 and reword section 407.1 from “Plan Submission Materials” and recommend to Supervisors second by Gary Bruch. All in favor. Motion carried.

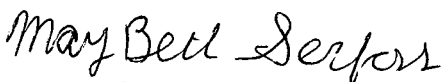
Security for Detention Basins – Discussion was made about the township owning and maintaining detention area basins on lots. Developers would have an escrow of the property of 10 cents per square foot that would be paid upfront to maintain the property. It was also discussed why would we want the responsibility to maintain the property – eventually the property will not be taken care of by the developer and become an orphan piece of property and the township would end up maintaining the property in the future with no funding. Members would like to look into how long the detention basins can be bonded and will come up with a decision in the future. This will be tabled until next month.

Paving Surface for permitted Standards– This will allow the Board of Supervisors to make flexible decisions on paving surfaces. Will forward to Jim for his review. Motion by Mark Giunta to recommend “Paving Surface For Permitted Standards” to the Supervisors second by Gary Bruch. All in Favor. Motion Carried.

Public Comment: Robin Hood Lakes – water improvement – Aqua Water Company, a national corporation will now be overseeing the water improvements of the development.

Adjournment: Gary Bruch Moved to adjourn the meeting second by Mark Giunta. All in favor. Motion carried. Chairman Heckman adjourned the meeting at 7:50 PM

Respectfully Submitted,



Mary Beth Serfass