

Polk Township Planning Commission met on Wednesday August 12, 2020 at 6:30 PM at the Polk Township Municipal Building, 165 Polk Township Road, Kresgeville PA 18333. Commission members present: Carl S. Heckman, Gary Bruch, Michael Hurley and William J. Tippett. Also present were Engineer Russell R. Kresge Jr. and Solicitor James Fareri, Mary Beth Serfass, Tracy Herman. Mark Giunta previously informed the secretary of his absence

### **Pledge of Allegiance**

**I. Approval of Minutes:** Gary Bruch moves to approve the July 8, 2020 Planning Commission Minutes; second by Mike Hurley. All in favor. Motion Carried

**II. Correspondence:** sent via email

**III. Plans:**

No Plans

**IV. Other Business –**

**A. Zoning: Camper Issues –** Issues - people living in and residing in a camper on property that already has a primary dwelling – Discussion was held

- i.* What if someone is staying with a sick family member or helping them while residing in their camper -What would they be doing for water and sewage. Portable sewage tanks or dumping into the on lot septic.
- ii.* Only allowing campers on the property with the same owner appearing on both the deed and the title for the camper
- iii.* Permit checklist for campers residing on the property
- iv.* Chestnuthill allows residents to reside in a camper for 90 days in a year, but they must give a schedule when they will be there
- v.* Planning commission members advised to do more research

**B. Zoning: Storage Trailers –** Ralphs Appliance wanted to purchase property and place shipping containers on the property while building a pole barn – discussion was held

- i.* Jim drafted an ordinance to not allow the shipping containers to be used as storage in any zoning district
- ii.* Engineer suggested to allow it but the containers must be screened or behind the primary structure
- iii.* Limit the number of them on a property
- iv.* Should not be allowed on residential property
- v.* Heckman was opposed to not allowing shipping containers on commercial property
- vi.* They are used in agricultural for storage – allow this to be permitted

- vii. Setbacks to follow accessory use structure
- viii. Look into what other townships
- C. **CJERP:** Attorney Ferari went over potential zoning ordinance changes and revisions from the 9/26/19 meeting. All municipalities were to look over the changes and give feedback
  - i. Agriculture products processing – commission members agreed to the changes
  - ii. Agritourism – *commission members discussed – there should be a minimum acreage for any Agritourism and should be allowed in all districts. Tippet stated he would like to see winery regulations but not too restrictive.*
  - iii. Medical Marijuana – Commission members discussed they would allow a medical marijuana dispensary to be a permitted use and medical marijuana processor to be a regional use.

V. **Public Comment** – Planning Commission member Carl Heckman asked what would be the process to expand the commercial zone? The process would be to send land owners questionnaires if they want their land classified as commercial. A special meeting should be held for input from people within the township. Next they would need someone to draw up a map to show where the commercial property would be. Next would be to send to CJERP for approval. Draw back to more commercial properties in the area is there is no central sewer or water.

VI. **Adjournment** – Gary Bruch motions to adjourn at 7:35pm second by Bill Tippet. All in favor.  
Motion carried

Respectfully Submitted,



Mary Beth Serfass

Planning Commission Recording Secretary