

Polk Township Planning Commission met on Wednesday November 8, 2017 at 6:30 PM at the Municipal Building 165 Polk Twp. Rd. Kresgeville PA. Commission members present: Carl S. Heckman, Michael D. Hurley, Mark Giunta, and Richard Courtright. Also present: Engineer Russell R. Kresge Jr. and zoning/codes official Gerld J. Zurat.

Pledge of Allegiance

Approval of Minutes – Richard Courtright moved to approve the September 13, 2017 Planning Commission Minutes; second by Mark Giunta. All in favor. Motion carried. There was no planning commission meeting in October.

Correspondence: CJERP – 9/28/17 minutes; 10/26/17 agenda and 10/19/17 Region Plans; MCPC's 10/10/17 agenda and 9/12/17 minutes; Jeremy Roth E-mail – interest in PC as of July 2018; MCCD – 10/16/17 Completeness Notification Letter on Aqua PA; MCPC 9/29/17 E-mail on Short Term Rentals; MCCD 9/26/17 Transmittal Letter & PPL Transmission Line's E&S & PCSM Plans; MCCD 10/30/17 E-Mail – "The Woods" received a time extension to November 15 for compliance.

Plan Acceptance To Review:

Richard and Suzanne Vence / Polk Township Minor Subdivision / Lot line Adjustment –

Mark Giunta moved to Accept the Richard and Suzanne Vence / Polk Township Minor Subdivision / Lot Line Adjustment For Review second by Richard Courtright. All in favor. Motion Carried.

Comments from Russ Kresge were discussed. **Comment #1** – 50' buffer is required adjacent to all wetlands; Wetlands need to be delineated. Note on the plans to show waivers for the wetlands. **Comment #8** - Remove "Note 6" from plans. **Comment #12** – Waiver request needed for Surveyors Certification. **Comment # 10** – Inconsistency between the plan and the deed. In previous sub-divisions of the property the deed for lot 2 was never recorded. Therefore, boundary lines are inconsistent. The property owners will be made aware of this issue. It was suggested to do a quiet title for the remaining piece of property that is not included on the plan. Waiting on more information from the solicitor to go forth on what to do next.

Mark Giunta moved to grant requested waivers for 404.1 C and 404.3 H for comment #2 requirements for survey certification and comment #12 - 404.2 S waiver for wetland requirements second by Richard Courtright. All in Favor. Motion Carried.

Richard Courtright moved to send for review to the Township Supervisors contingent upon **Comment #1** – 50' buffer and wetland waiver **Comment #8** - to fix "note 6" on the plan and **Comment #10** – Clarify property boundaries with deed with the Township Solicitor second by Mark Giunta. All in Favor. Motion Carried

Other Business

CJERP – After 9/11 the Federal Government required all townships to build an emergency structure containing all township information. They are now enforcing the building of these structures. We were asked if we would like to join with West End. They are building a new Ambulance building and Fire Station and would locate the emergency structure within the new building. Question was brought up on what kind of information would be in this room and who would have access. It is uncertain all the information they would be requesting from the township. They would most likely have people on a committee that would have access to this room and could get there in the event of an emergency. The issue will be discussed more thoroughly at the next CJERP meeting. If we decide not to join with West End on this venture, we would be required to build our own structure or possibly have federal funding withheld.

SALDO Ordinance Draft - section 404 would disregard needing surveyor certification waivers. Section 402 would be an introductory sentence for preliminary plans and section 403 would be an introductory sentence for final plans.

Richard Courtright moved to recommend to the Board of Supervisors to add Russ Kresge's suggestions in Section 402, Section 403, and Section 404 to the Polk Township SALDA Amendment second by Mark Giunta. All in Favor. Motion Carried..

Mark Giunta asked about the escrow amounts for the detention ponds. Response was – it would be easier to put an escrow amount in a resolution instead of the amendment, that way it would be easier to change the amount developers must pay for the area for the detention ponds in the future.

Zoning Amendment Draft – Final draft from Jim Ferrari.

Richard Courtright moved to recommend the final draft of the Zoning Amendment Draft to the Board of Supervisors for approval second by Mark Giunta.

Ordinance Draft To Restrict Truck Traffic – Just an FYI. Signs have already been posted.

Meeting Dates for 2018 – Meeting dates for 2018 were accepted to be held on a Wednesday night at 6:30pm.

Commission Members -

Richard Courtright is up for reappointment – he accepted to be reappointed on the Planning Commission for 4 more years.

Gary Bruch is up for reappointment – Gary brush was not present at the meeting . We will contact Gary Bruch about his interest to remain on the Planning Commission

Jerry Zurat gave a newspaper article on Antenna's they can still be considered a utility and we have no legislation over it.

Public Comment:

Jonathan Shupp will have corrections made and would like to coordinate with Mike Hurley, Carl Heckman, and the Vence property owners to have the plan notarized at Strausburger's and given to the county before the Supervisors Meeting.

Mark Giunta asked if there would be a fence around the property and what we would be doing about the bridge over the creek? There is fencing around most of the property already at this time. They will be using the creek as a boundary line also. As for the bridge, they are not unsure of what they will do with it yet.

Adjournment; Richard Courtright moved to adjourn the meeting second by Mark Giunta. All in favor. Motion Carried. Chairman Heckman adjourned the meeting at 7:30pm.

Respectfully Submitted,

Mary Beth Serfass

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