

Polk Township Planning Commission met on Wednesday October 14, 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 September 9, 2020 Planning Commission Minutes; second by Bill Tippett. All in favor. Motion Carried
- II. **Correspondence:** sent via email
- III. **Plans: Woods – Phase 4** Gary Bruch made a motion to accept the Woods- Phase 4 for review second by Bill Tippett. All in favor. Motion carried
- IV. **Other Business –**
 - A. **Zoning: Ismet Sabovic** –Conditional Use – multifamily dwelling. Notice was sent by the zoning officer that the property was zoned for a 2 family dwelling in an R-3 district. R-3 zoning allows for multifamily dwellings as a conditional use. Questions were brought up about required E-911 signs, and parking, which are currently compliant. The dwelling has had 3 units with their own kitchen, bath and entrance for several years. The Planning Commission requested more information about the septic. They would like to see documentation from the SEO that the septic can handle the excess amount from a 2 family dwelling to 3 family dwelling. Commission members required a 3rd party inspection for the septic and bring before the Supervisors for a Hearing. The applicant can request an extension for the hearing to December 21st to extend the time to investigate the sewer situation. The owner verbally agreed to the extension. Will be followed up by a written extension. Bill Tippett made a motion second by Gary Bruch to table the issue until next month. All in favor. Motion was carried.
 - B. **Zoning: Proposed Amendment – Short Term Rental** – Planning Commission recommends to forward to the Supervisors to add new section 100-7 Short Term Rental Standards (K) Recreational vehicles, campers, tents, may not be utilized as a short term rental under any circumstances to the Zoning Ordinance. Gary Bruch made a motion to add the proposed amendment - not to allow recreational vehicles, campers, tents to be utilized as a short term rental under any circumstance second by Michel Hurley. All in favor. Motion carried.
 - C. **Medical Marijuana** – Draft had regulations that were already in the ordinance that were repetitive IE- Parking. Jim will redraft for next Planning Commission meeting.
 - D. **Zoning: Chapter 400: lots in single ownership** –Discussion was held among Planning Commission members about the wording in section 400-911 Use of nonconforming lots of record Prior to the issuance of any permits required pursuant to this chapter or any other ordinance of Polk Township, the lots shall be combined into one lot in accordance with chapter 345, Subdivisions and Land Development. Currently there is a land owner that owns

- 2 adjoining lots and wants to build a second dwelling on the second lot for a family member. The property has not been joined. No permits have yet been issued, but we should reach out to the property owner to let them know they will not be able to build on the property due to Zoning and lots in single ownership. Attorney Fareri suggested leaving the Ordinance as is and have future requests for permits to sign a waiver that lots were not previously in the same ownership.
- E. **B&B Zoning Ordinance Amendment:** Amendment for Ross Township to review and comment by Polk Township. This amendment eliminates owner or caretaker to live on the premises and they are only permitted in VC & GC zoning districts. Polk Township Planning Commission had no objections to the amendment. Gary Bruch made a motion to accept the amendment change second by Bill Tippett. All in favor. Motion carried.
- F. **CJERP – No Report**
- V. **Public Comment** – Speed Transport is parking trucks at their location. The plan is unsigned. They owe a developers agreement and the financial agreement
- i. DEP had comments about the driveway pipe, we were not updated if they were in compliance
 - ii. The owner needs to be contacted that they need to be in compliance to park their trucks there
- B. Dave Dunham – SmartFuels- is looking into another piece of property in the Industrial Zone. Polk Township allows light manufacturing in an industrial zone, but would need a conditional use hearing
- C. The secretary gave planning Commission members zoning maps to look at in regards to changing the R-3 zone to Commercial
- VI. **Adjournment** – Gary Bruch motions to adjourn at 7:35pm second by Bill Tippett. All in favor. Motion carried

Respectfully Submitted,



Mary Beth Serfass

Planning Commission Recording Secretary