

Polk Township Planning Commission met on Wednesday, February 14, 2018 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: Engineer Russell R. Kresge Jr. and Solicitor Jerry Hanna and Zoning Official Justin Burkner. Richard Courtright Jr. was unable to attend the meeting.

### **Pledge of Allegiance**

#### **I. REORGANIZATION:**

**CHAIRMAN:** Nominations opened. Hurley nominated Carl Heckman; seconded by Bruch. Bruch moved to close nominations; seconded by Giunta. All in favor. Motion carried. 2018 Chairman of Planning Commission by unanimous vote is Carl Heckman.

**VICE-CHAIRMAN:** Nominations opened. Giunta nominated Michael Hurley; seconded by Bruch. Bruch moved to close nominations; seconded by Heckman. All in favor. Motion carried. 2018 Vice-Chairman of Planning Commission by unanimous vote is Michael Hurley.

**SECRETARY:** Nominations opened. Heckman nominated Mark Giunta; seconded by Hurley. Bruch moved to close nominations; seconded by Heckman. All in favor. Motion carried. 2018 Secretary of Planning Commission by unanimous vote is Mark Giunta.

**II. APPROVAL OF MINUTES:** Due to lack of business, The Planning Commission had not met in December 2017 and January 2018. Giunta moved to approve the November 9, 2017 Planning Commission minutes; seconded by Hurley. All in favor.

**III. CORESPONDANCE:** via E-mail: MCPC's 11/14/17 agenda, minutes, plan reviews and 12/12/17 agenda & plan reviews; CJERP's 12/28/17 agenda & 10/26/17 minutes & Nov/Dec plans

#### **IV. PLANS**

##### **A. SKETCH PLAN FOR REVIEW:**

**1. American Lobster, Sizzling Steak & Seafood:** Bernard Telatovich from Benchmark Civil Engineering Services presented a modified sketch plan for review since PennDot requested changes to plan regarding shoulder widening. The Commission was in receipt of Kresge's 1/25/18 review letter and Burkner's 2/1/18 review letter. Comments were discussed. New restaurant will be on the existing foundation of previous restaurant and be approx. 4,900 sq. ft with a paved parking lot containing 120 parking spaces. Telatovich will request a wetland waiver. SALDO will supersede Zoning ordinance regarding the parking lot. The proposed setbacks of 40' front and 15' side were discussed. Comments: 1. Telatovich would request a waiver for reserved parking. 2. Wetland buffers will require variances, however the existing parking is already encroached on the buffer area.. If variances are not granted, they lose 8-10 spaces. 3. Telatovich will submit plans to the Fire Chief for approval on fire apparatus access at the site. The new restaurant will be a smaller building with more parking. The 2<sup>nd</sup> floor will be ½ sq. footage of 1<sup>st</sup> floor and contain a conference room and office with no public use (total building approx. 7,500 sq. ft). Garage on property will be removed. Telatovich will request a variance for setbacks and buffers for a 10 ft privacy fence on both sides. There was a concern in regard to distance from front yard to right-of-way. Telatovich would modify the building. Shawn Berger, property owner, agreed to enter into a contract with the Twp. on maintenance and repairs regarding the septic line crossing Rt. 209. PennDot requires the Twp. to carry the permit. The Commission will determine if proposed loading area is acceptable. Telatovich commented that they will lose 10 spaces if moved and deliveries are during closed hours. Discussion included storm water retention, Conservation District meeting, existing asphalt, landscaping, lighting, propane tank safety and drive-thru radii. SALDO Section 303 allows for the plan to be submitted as Preliminary/Final.

**V. OTHER BUSINESS:**

**A. Allen Lane:** David and Vanessa Dacenzo attended the meeting asking for recommendations on their Conditional Use request. Dacenzo explained that the existing approx. 949' roadway is gravel with widths of approx. 10' entryway to approx. 20' width at the end of Allen Lane. Applicant is asking for exceptions due to expenses of building the road to Twp. requirements. The Commission suggested Dacenzo seek professional services of surveyors and engineers to determine road materials, exact locations and exact measurements in relationship to the substructure that exists. It was suggested Dacenzo withdraw his application of Conditional Use to allow enough time to prepare specific documentation on a plot plan.

**B. PROPOSED ZONING & SALDO AMENDMENTS:** Discussion on MCPC's 1/24/18 review letter comments. Discussion on changing 300' setbacks from existing buildings on land uses for contractor yard, staging areas for equipment, storage for forest products. Justin proposed changing all 300' setbacks from existing buildings to 200'. Giunta motioned to change the existing building setback on staging areas for contractor yards, equipment, and storage for forest products from 300' to 200'. Hurley seconded. All in favor.

Discussion on zoning Section 404.3 setbacks in Section 2, Part 2 requires revision. Discussion on digital copies of plans. Twp. is requiring paper copies for ease of review.

**C. CJERP:** Regional emergency operations will be discussed 2/22/18

**D. COMMUNITY WALKING PARK:** FYI- The additional strip of land has been purchased and joined.

**E. TINY HOUSES:** Justin Burkner proposed to lower the minimal square footage to 1200 sq. ft. Discussion on tiny houses verses mobile homes. Tiny houses have the option to grow with additions. With tiny houses, there will be building and material standards with design plans. Questions about building additions and septic systems arose. DEP's minimal standard for a single family detached dwelling requires a tank for a 3-bedroom house.

**F. SALDO APPENDIX E FOR DISCUSSION:** Planning Commission will review parking regulations next month.

**G. HOME-BASED BUSINESS VS. HOME OCCUPATION:** Burkner requests a definition between defining home-based business and home occupation. Discussion on the differences between both and how to determine for future reference; including impact and employees. Every situation is different and will be reviewed on each basis.

**VI. PUBLIC COMMENT:** No public comments

**VII. ADJOURNMENT:** Gary Bruch moved to adjourn the meeting; seconded by Mark Giunta. All in favor. Motion carried. Chairman Heckman adjourned the meeting at 9:10pm.

Respectfully Submitted,

*Rebecca Tippett*

Rebecca Tippett  
Planning Commission Recording Secretary

