

PINE GROVE TOWNSHIP PLANNING COMMISSION

175 OAK GROVE ROAD, PINE GROVE, PA 17963

October 5, 2016 MEETING MINUTES



CALL TO ORDER –Chairman Frank Fox called the October 5, 2016 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Craig Kramer, John T. Stahl, Ray Stump and Andrew Logsdon. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Robert Lehr P.L.S., Joan Kimsey, P.E. Team Ag Inc., list on file.

PUBLIC COMMENT ON AGENDA ITEMS – No comments were received.

APPOINT VICE-CHAIRPERSON – Kramer made a motion to nominate Ray Stump as Vice-Chairperson, Stahl seconded the motion; all were in favor and motion carried 5 to 0.

MINUTES – June 1st, August 3rd, September 7th 2016 - Stump made a motion to approve the June 1, 2016 minutes and Stahl seconded the motion; all were in favor and the motion carried 5 to 0. Logsdon made a motion to approve the August 3, 2016 minutes and Stump seconded the motion; all were in favor and the motion carried 5 to 0. Kramer made a motion to approve the September 7, 2016 minutes and Stahl seconded the motion; all were in favor and the motion carried 5 to 0

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS - No old business to discuss.

NEW BUSINESS

Schneck, Ronald L. – Minor Subdivision Final Plan – Fox mentioned we received the County Review, Zoning Officer Review, Floodplain Administrators Reviews and a non-building waiver request. Fasnacht said the non-building waiver was not required. Lehr gave a brief overview of the plan. Ronald Schneck and his mother owned the trailer court and homes on Sweet Arrow Lake Road; because of the right of survivorship Schneck would like to separate the trailer court and his home. Lehr said the trailer court would be on 4.6 acres and Schneck’s home would be on a 2.22 acres, there is no new construction proposed.

Fasnacht went over the review comments:

§504.2H(4) & *Provide the location of the existing sewer and water lines and services.*

§504.2J(4) *Clarify the second to last note regarding the existing wells and water lines.* Lehr explained the wells were installed in 1974 and where he believed they were located. Fasnacht said he was comfortable with them not being shown on the plan.

§504.2.Q *Place applicable note ...* Fasnacht said Lehr added this note on the revised plan (9-30-16).

§1117.1 *The proposed driveway meets the definition of an access drive...* Lehr said the easement to the house is 18’ of paving. Fasnacht said the access drive does not meet the requirement but is similar to the Aungst plan. The requirements are 20’ and he believes this is a reasonable waiver request.

A motion was made by Stahl to grant a waiver to §1171.1, Stump seconded the motion, all were in favor; motion carried 5 to 0. A motion was made by Stump to approve the Ronald Schneck - Minor Subdivision Final Plan, to the Board of Supervisors for approval. Logsdon seconded the motion, all were in favor; motion carried 5 to 0.

Eugene Martin – Proposed Poultry Barns – Preliminary/Final Land Development Plan - Joan Kimsey, P.E. Team Ag Inc. introduced herself and explained the plan. Kimsey indicated where the on lot septic, well, water line and proposed infiltration basin are located. She said there will be electric and a new well for the poultry barn. Kimsey said the disturbance is 8.13 acres and the total lot size is 151 acres. Fasnacht said he and Kimsey spoke about the items on the review letter. The following comments were discussed:

§302.1C *The developer has request a waiver to submit a Preliminary/Final Plan...*Fasnacht said a waiver was requested and reviewed as a Final Plan.

- §702.2C *The Applicant shall forward plans to ...*
 (1) *County Conservation District* - Fasnacht said the Township received the Conservation District comments.
 (2) *Township Fire Chief* - Kimsey said she spoke to the Fire Chief and he will come to the Township to review the plan.
- §703.2.C *All information is legibly and accurately presented.* Fasnacht said a waiver was requested and agreed with the request.
- §1123.15.I *This section requires a minimum slope on the bottom of the detention basin.* Fasnacht said the standing water would be less than 2 feet, which would occur during a storm.
- §1123.15.K.(5) *Provide fencing/screening around the detention basin.* Fasnacht mentioned a waiver was requested. Kimsey explained there is not a lot of public access and DEP does not require.
- §1123.15.I *This section requires a lining for a low flow channel in the basin.* Fasnacht said he supports the waiver request.
- §804.7 *Provide a schedule of construction.* Kimsey said they proposed construction Spring 2017.
- §804.9 *Provide the estimate of improvements...* Kimsey said they are working on the estimate and a draft Development Agreement. Kimsey said they will submit with the revised plan. Fasnacht said primary improvement with this type of plan would be the stormwater features.
- §1106 *Easement.* Fasnacht said they are requesting a modification in order to provide a blanket drainage easement for the storm water on the site. There are notes on the plans indicating the Township officials have the right to access but not the responsibility to maintain and monitor in the event the property owner does not maintain the stormwater feature. Fasnacht said this is a reasonable request.
- §804.4 *Provide open space/recreation areas in accordance with §1126.* Kimsey explained §1126 requires that residential, subdivision, and land developments provided adequate open/space recreation areas to serve the residents and allow the Township to acquire additional recreation areas and space. Kimsey said in this section there is an exemption for residential. Kimsey explained the requirements and calculations for non-residential. Kimsey calculated the fee in lieu of land for the 8.1 acres of land disturbance for this project would be \$6,500. Kimsey said they are not creating dwelling units and it is zoned Rural Preservation. Kimsey said they are requesting an exemption for the open space/recreation area and the fee in lieu of. Fasnacht explained there is no exemptions for non-residential land developments, and the amount would be \$6,000 if they would elect to pay the fee in the lieu of suitable land.

Stahl said he is glad that something like this was finally brought up because he thinks this is a form of Township extortion, they have to pay \$6000 or \$6500 to pay for the opportunity to expand their business so they can pay \$300,000 plus dollars on a bathroom. Stahl said this is insane and he doesn't like this whole calculation for this open space/ recreation fee extortion racket.

Kimsey said as Rural Preservation it is already zoned to be maintained as open and you would not be able to subdivide into residential lots. Kimsey said it is agricultural and he wants to keep it agriculture. Kimsey mentioned in Lancaster County, where she is based out of, when it comes to development of barns they typical just do stormwater, it is not residential or a business development. Kimsey said we are not bringing people in, it will be a bio-secure area because of Avian flu. It is not like a business where you have people coming in and they need a little park to eat lunch, the area is not readily accessible, and is adjacent to the closed landfill. Kimsey said there is an exemption for residential developments that are less than 5 dwelling units. Fasnacht said that does not pertain, this is agriculture in a Rural Preservation zone. Kimsey asked this consideration for the request for a waiver.

Foxed asked if there are items or restrictions preventing the Planning Commission to act on the plan. Fasnacht said there are other items and there will be a resubmission. Fox said since there will be a resubmission we can go through the waivers tonight and we will review the other items with the resubmission.

Stahl made a motion to grant a waiver of §302.1.C for submitting as a Preliminary/Final Plan, Kramer seconded, all were in favor and the motion carried 5-0.

Stump made a motion to grant a waiver of §703.2.C.C for the plan scale, Stahl seconded, all were in favor and the motion carried 5-0.

Stahl made a motion to grant a waiver of §1106.1 for the blanket easement, Stump seconded, all were in favor and the motion carried 5-0.

Stahl made a motion to grant a waiver of §1123.15.I for a minimum slop on the bottom of the detention basin, Kramer seconded, all were in favor and the motion carried 5-0.

Stahl made a motion to grant a waiver of §1123.15.K.(5) for fencing/screening around the detention basin, Kramer seconded, all were in favor and the motion carried 5-0.

Kramer made a motion to grant a waiver of §1123.15.I for a lining for a low flow channel in the basin, Stump seconded, all were in favor and the motion carried 5-0.

Stahl made a motion to grant a waiver of §1126 from the open space/ recreation area and the fee in lieu of land, Stump seconded, all were in favor and the motion carried 5-0.

CORRESPONDENCE – No correspondence received.

PUBLIC COMMENT –No public comment.

ADJOURNMENT – At 7:33 PM Stahl moved to adjourn the meeting and Stump seconded the motion, all were in favor and the motion carried 5 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on November 2, 2016 at Planning Commission Meeting

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