

Plumstead Township Planning Commission  
January 17<sup>th</sup>, 2008  
Meeting Minutes

The meeting of the Plumstead Township Planning Commission was held at 7:30 pm on January 17<sup>th</sup>, 2008 at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA.

Present:	Gary Talbot	Vice-Chair
	Andy Thomas	Secretary
	Donald Veix	Member
	Steve Rush	Member
	Louis Fineberg	Land Use Director
	Patrick Armstrong	Township Solicitor
	Tim Fulmer	Township Engineer

Absent: Dave Mortimer Chair

The meeting was called to order at 7:30 p.m. by Mr. Talbot and opened with the Pledge of Allegiance.

Nominations

Talbot motion to nominate Mortimer as the Planning Commission Chair. Thomas second. Approved.

Thomas motion to nominate Talbot as the Planning Commission Vice-Chair. Rush second. Approved.

Talbot motion for Thomas as the Planning Commission Secretary. Rush second. Approved.

Approval of Minutes

Rush motion to approve the November Planning Commission meeting minutes. Thomas second. Approved.

The December Planning Commission meeting minutes were tabled until the February meeting.

Confirmed Appointments

*Valley Park Road Subdivision*

The applicant gave an overview of the project. Fulmer went over his review letter dated 12/31/07. The applicant agreed to comply with all items. Thomas requested that the applicant submit the Army Corps Jurisdictional Determination letter to the Township when it becomes available.

Thomas motion to recommend approval of the waivers to the Board of Supervisors as outlined in item number 2 of Fulmer's review letter dated 12/31/07. Rush second. Approved.

Rush motion to recommend approval of the application to the Board of Supervisors subject to the conditions outlined in Fulmer's review letter dated 12/31/07 and also subject to the applicant submitting the Army Corps jurisdictional determination to the Township. Thomas second. Approved.

#### *Fred Beans GM Center Land Development Sketch Plan*

The applicant gave an overview of the project. The applicant explained that although they would be over the allowed limit with regard to impervious surface, they will be using porous pavement for increased infiltration. Armstrong asked the applicant if they planned on withdrawing the already approved plan for the site. The applicant stated that the already approved plans would be withdrawn if the plan currently under review were to be approved by the BOS.

The applicant reviewed the comments in Fulmer's 12/31/07 letter.

1. Will Comply.
2. Will Comply.
3. The Planning Commission was generally alright with the idea of the applicant utilizing porous pavement for a portion of the parking lot. Fulmer stated that maintenance of same would become part of an overall maintenance agreement. Thomas asked the applicant if they could utilize an underground storm water retention system. The applicant said there will be an underground infiltration system on the north side that will flow directly into the storm sewer. Talbot asked some questions about porous pavement design and inquired as to whether or not the applicant would construct a stone berm to catch possible sheet flow. The applicant was amenable to that idea. Thomas said that the area surrounding the project site has a known solvent contamination problem and that there should be a contaminant removal system on site. The applicant stated that the system approved in the old plan would carry over to the new.

The applicant quickly went over the remaining items and stated that they were largely ok with them, barring some minor details that they would go over at a later date. Talbot and Veix stated that lighting would be a major issue with the Planning Commission.

#### *Rite Aid Pharmacy Land Development*

The applicant gave an overview of the project. Thomas asked if there would be designated turning lanes from 611. The applicant responded that there would be no dedicated turning lanes from 611 into the site but there would be a dedicated left turn lane onto 611 from the site. Talbot requested that the applicant consider eliminated left turn from the site onto 611 for safety reasons. If someone wants to go left onto 611, they should exit the site onto Old Easton Road and then make a left at the light.

Talbot requested that site lighting be kept to a minimum. The applicant stated that there would be no up lighting. They would utilize shoe box lighting so no light would be projected upward. Talbot added that motion detectors for the lighting would be desirable for security and do minimize the amount of time that the lights are on.

The applicant explained to the Planning Commission that the building as shown on the plans is located slightly in the setback from Old Easton Road. The ROW as depicted in the plans is 80', or 40' from centerline on each side of the road, for both 611 and Old Easton Road. The applicant

stated that they would like to request a waiver for a 60' ROW on Old Easton Road so that the building is out of the setback. The Planning Commission was amenable to that idea. The applicant stated that they would need an interpretation of the stacking description outlined in the zoning ordinance as it relates to the drive thru on the site. Fulmer explained that either the zoning officer or the zoning hearing board could provide clarification.

The applicant stated that they would need some relief for sign setback and some of the building signs. The PC responded that they would prefer a lower sign closer to road versus a taller sign located far from the road. Talbot said that he preferred a low monument sign.

The applicant displayed two renderings of the site. The Planning Commission commented on both and told the applicant the neither design was acceptable as presented. The applicant reluctantly agreed to work with the Township on improving the design of the building.

#### Planning

None.

#### Old Business

Fulmer introduced the revised Parking Lot Shade Tree and Landscaping Ordinance. Thomas motion to approve the revisions to both the SALDO and zoning ordinance as specified in the C. Robert Wynn review letter dated 1/2/08 and also subject to the change made by Armstrong to section 22, 920, D2. Veix second. Approved.

The PC decided to table the NLT Ordinance Assessment until the February PC meeting.

Fineberg announced that the NLT would be giving a presentation to the BOS at the first meeting in March and that the PC was asked by NLT to attend the meeting.

Fineberg announced that Lynn Bush would be attending an upcoming Supervisors meeting to discuss the merits of updating the comprehensive plan.

#### New Business

None.

#### Public Comment

None.

#### Plans to Accept for Review

Haring Minor Subdivision.

#### Adjournment

Motion to adjourn made at 10.40 by Talbot. Veix seconded the motion. Approved.