

Plumstead Township Planning Commission
March 20th, 2008
Meeting Minutes

The meeting of the Plumstead Township Planning Commission was held at 7:30 pm on March 20th, 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.

Approval of Minutes

Thomas made a motion to approve the February minutes. Rush seconded the motion. Approved.

Confirmed Appointments

P&A Pet Foods Land Development Waiver 2008-08 LDW

The applicant gave an overview of the project. Thomas asked if there would be any pedestrian-vehicular conflict in the area around the proposed loading dock. The applicant responded that he was reasonably sure that there would not be any conflicts. Several of the Commission members agreed that the nature of the traffic flow in and around that vicinity would likely not create any such conflicts.

Veix made a motion to recommend approval of the waiver application subject to the recommendations of the C. Robert Wynn review letter dated February 22nd, 2008. The motion was seconded by Rush. Approved.

Plumstead Christian School Land Development Sketch Plan 2008-07 SKP

The applicant gave an overview of the project. The applicant stated that they would like to expand the existing facility and make several modifications to the design of the existing structure. The applicant stated that the goal was not to increase capacity but to reconfigure the layout to make the building more functional. The applicant further stated that there would be approximately 350 students – 7 grades with 50 students per grade. The applicant stated that they would like to apply for conditional use and land development approval at the same time. Fulmer stated that request was a reasonable one. The Commission informed the applicant that it had no issue with variance request regarding the building setback from Route 611.

The applicant reviewed the C. Robert Wynn review letter dated February 22nd, 2008 and responded to each of the items as follows:

1. Will comply.
2. Will comply.
3. Will comply.
4. Will comply.
5. Veix asked if the existing site lighting will be altered in any way. The applicant responded that it would not. Talbot asked if the neighbors are aware of the proposed project. Fulmer responded that the neighbors were notified as part of the application procedure. Veix recommended waiving the fee in lieu for street improvements because there will not be an increase in enrollment.
6. The applicant said there will be no foreseeable increase in water consumption on the site so they will be requesting a waiver for the public water service requirement. The applicant also stated that they would seek a waiver for a traffic study. Thomas recommend water quality testing be conducted by the applicant. Thomas further stated that the Township should not waive that portion of the water study. Talbot suggested that the Township Hydro-geologist look at the application to determine what analysis, if any, will be required. Tim recommended that when the waiver request is submitted, the hydro-geologist can check to see if there are any issues of concern. The Commission stated that they were inclined to recommend waivers of these two items if the hydro-geologist and fire marshal have no issues.

The applicant stated that they would comply with all remaining items on the review letter.

Hobart Myer, Jr. Revocable Trust Minor Subdivision / Lot Line Adjustment 2008-06 SA

The applicant gave an overview of the project and proceeded to address the items in the C. Robert Wynn review letter dated February 22nd, 2008.

1. Will comply.
2. The applicant stated that they would seek a waiver for items A and E. All the rest are will comply. The Commission felt that A was not an issue but there may be an issue with E.
3. The applicant would be seeking a waiver from this requirement since the lot is currently in agricultural use. Tim said that a waiver is possible with a note on the plan that if the lot is used for residential use instead of agricultural use a buffer yard will then be required.
4. The applicant stated that Lot 1 will be taken out of the agricultural security district but the balance of the property would remain in same.
5. The applicant stated that a waiver request would be made for the monuments that would be placed in the middle of the agricultural area. Fulmer supported the idea.
6. The applicant stated that they would seek a waiver of this requirement.
7. Will comply.
8. The applicant stated that they would seek a waiver of this requirement.
9. Will comply.
10. Will comply.
11. Will comply.
12. Will comply.
13. Will comply.
14. The applicant stated that they would seek a waiver of requirement 14b.
15. Will comply.

16. Will comply.

17. Will comply.

Fred Beans GM Center Land Development 2008-04 SA

The applicant gave an overview of the project and stated that the variance request was filed in the morning. Talbot asked if one car-carrier spot will be enough. The applicant responded that one space would be sufficient.

The applicant stated that they had one concern with C. Robert Wynn review letter dated February 22nd, 2008. The rest of the items are will comply.

4c. On Fulmer's recommendation, the applicant stated that they will be seeking a variance from this requirement since the porous pavement that they will using on a portion of the parking area will offset the increase in parking lot surface area with respect to storm water run-off.

Veix asked if the lighting would be changed in any way. The applicant said they will comply with the ordinance with regard to site lighting. Veix asked if the applicant would utilize a more low impact sign. The applicant stated that they would like to keep existing pylon sign in place.

Crickett Communications Conditional Use 2008-02 CU and 2008-05 CU

The applicant gave an overview of both co-location projects. Talbot asked if there will be any addition of impervious surface to the Route 611 site. The applicant responded that there will be no increase in impervious surface, just the addition of a 6' cabinet above the ground on the adjacent building. The existing fence will remain. The Commission stated that they would like the applicant to use an opaque fence or some landscaping to make the property look nicer.

Veix motion to recommend approval of conditional use application 2008-05 CU conditioned upon compliance with all applicable zoning ordinance provisions, EMF compliance and provision of an opaque fence or landscape screening around cabinet. Thomas seconded the motion. Approved.

Veix motion to recommend approval of conditional use application 2008-02 CU conditioned upon compliance with all applicable zoning ordinance provisions, EMF compliance and provision of an opaque fence or landscape screening around cabinet. Rush seconded the motion. Approved.

Planning

Thomas motion to recommend adoption of the electronic sign ordinance. Veix seconded the motion. Approved.

Old Business

None.

New Business

None.

Public Comment

None.

Plans to Accept for Review

None.

Adjournment

Motion to adjourn made at 10.40 by Thomas. Rush seconded the motion. Approved.