

Plumstead Township Planning Commission
September 18, 2008
Meeting Minutes

The meeting of the Plumstead Township Planning Commission was held at 7:30 pm on September 18th, 2008 at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA.

Present:	Dave Mortimer	Chair
	Gary Talbot	Vice-Chair
	Andy Thomas	Secretary
	Steve Rush	Member
	Tim Fulmer	Township Engineer
	Patrick Armstrong	Township Solicitor
	Teri Murphy	Assistant to Land Use Director

Absent: Donald Veix Member

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

Approval of Minutes

Mortimer motioned to approve the September 4, 2008 meeting minutes. Rush seconded the motion and the motion was approved with three (3) votes, Andy Thomas abstained.

Confirmed Appointments

***Hobart Myers, Jr. Revocable Trust Minor Subdivision and Lot Line Adjustment
Tom Crews, P.L.S. (Adam Crews)***

The applicant introduced the proposed project with changes, and confirmed that the applicant will comply with all the comments and requirements set forth in the C. Robert Wynn, August 21, 2008, review letter.

Thomas made a motion to recommend the approval of the revised minor subdivision and lot line adjustment plan subject to the comments and requirements set forth within the above-referenced August 21, 2008 review letter. Rush seconded the Motion and the vote was unanimous in favor of the motion.

Thomas also made a motion to recommend granting the requested waivers from the SALDO, with conditions, as set forth within the August 21, 2008 review letter and below. Rush seconded the motion and the vote was unanimous in favor of the motion. The waivers being recommended for approval, with conditions, by the Planning Commission are the following:

1. SALDO Section 22-506, subject to a wetland study being required with any future development on either lot;
2. SALDO Sections 22-906.5, 22-923.2.F and 22-923.3.B, subject to establishing the appropriate drainage easement following the alignment

- of the existing watercourse to ensure the watercourse remains unobstructed;
3. SALDO Sections 22-907.1.M, 22-907.3.G and 22-918, provided that a note is added to the Plan requiring street improvements in the future if either of the lots are further subdivided or developed;
 4. SALDO Section 22-919.2, provided that a note is added to the Plan requiring concrete monuments if the agricultural operations cease or if nonagricultural development is proposed in the future; and,
 5. SALDO Section 22-1101.2.A, subject to the applicant adding a note to the Plan requiring the requisite fee in-lieu-of recreation land prior to issuing any building/zoning permit for construction on Lot 2.

Hostvedt Farm Subdivision Final Plan
Robert Gundlach, Jr. Esq.

1. The applicant introduced and explained the changes that were made to the proposed plan stating that the on-lot water and sewage necessitated decreasing the number of lots.
2. There was a discussion regarding decreasing the access roads to one. The previously proposed emergency access road is no longer proposed. Talbot expressed concern about removing the emergency access road. The applicant cited the PennDot requirement that the number of access roads is determined by the number of lots, and that the proposed plan with one access road is within PennDot requirements.
3. There was a discussion of open space and fencing. Tim Fulmer stated that the proposed plan's open space will be the responsibility of the Homeowner's Association but the Township will acquire a conservation easement over the open space. Fencing that demarcates private lots from open space and buffers detention basins will be the responsibility of the private homeowners.
4. There was a discussion regarding corner fencing and depressed curbs to denote the open space access between Lots 25 and 26. The PC members agreed to leave this up to the Supervisors and/or the EAC.
5. Traffic Impact Study: The applicant stated that the proposed plan will comply with the study.
6. There was a discussion regarding stormwater management issues. The applicant stated that the impervious surface specifications in the proposed plan are sufficient and compliant with the Township's requirements.
7. Thomas questioned how the wells are tested, and whether the testing is in compliance with Township water quality ordinances. Thomas suggested that the applicant consider additional testing if the current ordinance doesn't include testing for pesticides, herbicides, and arsenic. Thomas added that there may be a problem with arsenic and since the proposed open space plan is at the site of farmland, pesticide and herbicide testing should be considered. Thomas also stated that the EAC had recommendations regarding the proposed open space plan that should be addressed. The applicant stated that he is willing to sit down with the EAC and the BOS and go over all concerns of the open space.
8. Street Trees: Thomas raised concerns that he and the EAC have regarding the selection and placement of the trees. Fulmer stated that the trees on the proposed plan are on the Township's approved tree list and are in compliance with the Township ordinance. Applicant stated that the placement of trees between the curb and street is traffic calming.

9. Rush asked the applicant if the neighbors who had attended previous meetings and had raised concerns were satisfied with the new plan. Applicant stated that their concerns have been resolved and that they are satisfied with the new plan.
10. The applicant stated that they will comply with all the comments and requirements set forth in the C. Robert Wynn review letter dated August 27, 2008.

Thomas made a motion to recommend the approval of the applicant's final subdivision plan subject to the applicant complying with all the comments and requirements set forth in the August 27, 2008 C. Robert Wynn review letter; conditional on the applicant installing the appropriate markers (ie. corner fencing or recessed curb) at the ends of the access between Lots 25 and 26 that leads to the open space in a manner satisfactory to the Township Board of Supervisors; conditional on the applicant addressing and resolving all the open space management, maintenance and design issues raised by the Township EAC in a manner satisfactory to the Township, with the qualification that the PC acknowledges that the planting of street trees between the curb and the street are in compliance with the Township's ordinance; and, conditional on the applicant complying with all the comments and requirements of the Township's professional consultants, including but not limited to the traffic consultant and water consultant, in a manner acceptable to the Township. The motion was seconded by Rush and the motion passed unanimously.

Thomas also made a motion to recommend granting the requested waivers as set forth within the August 27, 2008 review letter and below. Rush seconded the motion and the vote was unanimous in favor of the motion. The waivers being recommended for approval by the Planning Commission are the following:

1. Ordinance 2002-18, Article IV.B.2; and,
2. Sections 26-128.10.D and F of the Stormwater Management Ordinance.

Planning

The PC discussed the Comprehensive Plan and expressed their intent to discuss it in more detail at the October PC meeting.

Old Business

Rush motioned to table the approval of minutes of the June 19, 2008 and August 21, 2008 meetings. Thomas seconded the motion. Approved.

New Business

The PC also discussed the need to review the existing well ordinance to ensure the requisite tests are being required by the Township.

Public Comment

None

Plans to Accept for Review

Albus/Wagner Minor Subdivision – was accepted for review.

Adjournment

Motion to adjourn made at 9:00 by Mortimer. Talbot seconded the motion. Approved.