

ELIZABETH TOWNSHIP PLANNING COMMISSION

January 16, 2014

An ETPC meeting was called to order by 2013 Chairman, Bob Navitski, on January 16, 2014, at 7:00 p.m. Members in attendance were Dick Bergey, Carol Weaver, Pat Moulds, Todd Miller and Eileen Lieberman. Skip Garner was absent.

Supervisor, Rodney D. May, and Township Secretary, Rita Snavelly, LCPC Planner, Gwen Newell, and Township engineer, Bob Lynn, attended the meeting.

Reorganization

Based on the motion of Carol Weaver, seconded by Patrick Moulds, the officers were re-elected as follows:

- Bob Navitski was re-elected Chairman;
- Robert Garner was re-elected Vice-Chairman;
- Eileen Lieberman was re-elected Secretary.

Minutes

Minutes of the previous meeting were approved as presented.

New Business

Lot Add-on Plan / Sensenig-Nolt

Tom Matteson from Diehm and Sons Surveyors attended the meeting to present the Sensenig-Nolt Lot Add-on Plan to ETPC members. The Sensenigs own a 39.45 acre property on Sleepy Hollow Road in Elizabeth Township in the Conservation and Agricultural Zoning Districts and the Nolts own a 13.02 acre property on Brunnerville Road in Warwick Township in the Agricultural Zoning District. The subject property is 21.84 acres, located at 1615 Brunnerville Road, between both properties, located in both Warwick and Elizabeth Townships. It is the intent of the Plan to divide the 21.84 acres into two parcels to be joined in part with the Sensenig property and in part with the Nolt property. Structures are currently erected on each property. A motion was made by Dick Bergey, seconded by Carol Weaver, to recommend Plan approval. Motion carried.

Major Stormwater Management Plan / James D. and Melissa M. Nolt

Brian Miller from the ELA Group, representing James and Melissa Nolt, attended the meeting to present the Plan to ETPC members. The subject property is located on West Brubaker Valley Road. Mr. Miller provided some site and property history and briefly explained the proposed stormwater facilities. The property has a steep slope. A house, detached garage, shed and driveway with some parking area are proposed. The Plan was reviewed by the Township engineer with numerous outstanding items to be addressed by the Applicant. It was suggested by the Township engineer that the Applicant address the items and present a revised Plan for review and consideration by the engineer and ETPC. As an employee of the ELA Group, Patrick Moulds did not participate in discussion. Further discussion was tabled.

Act 167 Update

Township engineer, Bob Lynn, provided ETPC members with a brief update of the most recent activities related to Act 167, the Stormwater Management Ordinance requirements. All the amendments have been made and the comments of the solicitor have been addressed. The Township must adopt its amended ordinance no later than May 7, 2014. Mr. Lynn suggested advertising for adoption at the March 10, 2014 meeting of the Board of Supervisors. Two items to be resolved relate to exemptions in the ordinance and an inspection/maintenance fund. ETPC was provided with detailed information on the exemption options as well as the pros/cons for including an inspection/maintenance fund. It was agreed that ETPC members will review the information provided by the engineer and make a recommendation at their meeting on February 5, 2014.

Mr. Lynn briefly refreshed ETPC members on the current status of the Township's MS4 Permit. Currently the Township continues to be on a waiver status. Applications are now being processed.

Public Participation

There were no additional comments.

Other Business

The next ETPC meeting, will be held on Wednesday, February 5, 2014, beginning at 7:00 p.m.

Adjourn

A motion was made by Patrick Moulds, seconded by Dick Bergey, to adjourn the meeting. Motion carried.
Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Rita A. Snavely
Recording Secretary