

ELIZABETH TOWNSHIP PLANNING COMMISSION

April 2, 2014

An ETPC meeting was called to order by Chairman, Bob Navitski, on April 2, 2014, at 7:00 p.m. Members in attendance were Skip Garner, Carol Weaver, Todd Miller and Eileen Lieberman. Dick Bergey and Pat Moulds were absent.

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

Minutes

Minutes of the previous meeting held on March 5, 2014 were approved as presented.

New Business

Donald McCartney - Major Stormwater Management Plan

Kevin Varner of Diehm and Sons presented the Plan to ETPC members. The site is located on the north side of Brunnerville Road. The project will consist of the construction of a dwelling unit and driveway. Mr. Varner explained the proposed stormwater management plan and noted that a waiver is being requested with regard to the minimum 15" diameter storm sewer pipe size requirement. The Township engineer reviewed the Plan and had several comments. The engineer did not have any objection to the waiver request being granted. A motion was made by Skip Garner, seconded by Carol Weaver, to recommend approval of the Plan, including the requested waiver, contingent upon Applicant complying with all conditions noted by the engineer. Motion carried.

J. Mervin and Anna Mae Miller – Revised Subdivision Plan and Stormwater Management Plan

Kevin Varner of Diehm and Sons presented and explained the Subdivision Plan to ETPC members. The Miller Plan was previously submitted to the Township for review in 2010 and 2011. Applicant now proposes several revisions to the previous plans. Mr. Varner explained the revisions with regard to lot-line shifts and frontages, noting that the concept and storm water management plan has remained essentially the same. However, the storm water management report was updated for post-development flows. The Plan provides for four lots. The Township engineer has briefly reviewed the Stormwater Management Plan but did not provide written comments. Both the engineer and County Planner, Gwen Newell, agreed that the Plan revisions are unremarkable from the previous plans. Mr. Varner addressed the questions and concerns of ETPC members and, following discussion, a motion was made by Skip Garner, seconded by Todd Miller, to recommend approval of the subdivision plan, as well as approval of the stormwater management plan contingent upon Applicant meeting all conditions to be noted by the Township engineer upon full review of the plan. Motion carried.

Werner and Debrah N. Mosimann (Swiss Woods) / Lot Add-on Plan

Tom Matteson from Diehm and Sons Surveyors attended the meeting to present and explain the revised Mosimann Lot Add-on Plan to ETPC members. It is the intent of the Plan to create three lot add-ons, with Parcels A and B to be joined with Mosimann Lot No. 1, Parcel C to be joined in common with the Amos F. Miller II Tract and Parcel D to be joined in common with property owned by Dirk and Kathleen Schoenberger. No new construction is planned. The Plan was reviewed and discussed previously. Some minor changes were made to the original plan at the suggestion of County Planner, Gwen Newell. A motion was made by Skip Garner, seconded by Carol Weaver, to recommend approval of the Lot Add-on Plan. Motion carried.

Act 167 Update

The amended Act 167 Plan / Stormwater Management Ordinance is scheduled for public hearing at the Board of Supervisors meeting on April 14, 2014. It was noted by the County Planner and Township engineer that the Zoning Ordinance may need to be reviewed for consistency with the updated amendments. It was also noted that subsequent to adoption of the Stormwater Management Ordinance, amendments may need to be made relating to agricultural exceptions and/or exemptions.

Public Participation

There were no additional comments.

Other Business

A workshop meeting will not be held on Thursday, April 17, 2014.

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

Adjourn

A motion was made by Eileen Lieberman, seconded by Todd Miller, to adjourn the meeting. Motion carried.
Meeting adjourned at 7:33 p.m.

Following adjournment, ETPC members discussed the Subdivision and Land Development Ordinance.

Respectfully submitted,

Rita A. Snavelly
Recording Secretary