

## ELIZABETH TOWNSHIP PLANNING COMMISSION

February 20, 2014

An ETPC meeting was called to order by Chairman, Bob Navitski, on February 20, 2014, at 7:00 p.m. Members in attendance were Carol Weaver, Patrick Moulds, Dick Bergey and Eileen Lieberman. Skip Garner and Todd Miller were absent.

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

### Minutes

Minutes of the previous meeting held on January 16, 2014 were approved as presented.

### New Business

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

Tim Diehm from Diehm and Sons Surveyors attended the meeting to present and explain the Mosimann Lot Add-on Plan to ETPC members. The Mosimann/Swiss Woods property is located on Blantz Road. A color-coded Plan was provided to members. It is the intent of the Plan to create three add-ons, with Parcel A to be joined in common with property owned by Amos F. Miller II, Parcel B to be joined in common with property owned by Dirk and Kathleen Schoenberger and Parcel C to be joined in common with the Mosimann Tract. The Acorn Lane right-of-way will be continued. Gwen Newell noted complications with the Plan relating to Parcel B. Several other Plan options were then discussed. Mr. Diehm agreed to revise and resubmit the Plan. Further discussion was tabled.

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

Discussion on revisions to the Plan was tabled.

### **Act 167 Update**

At the January 16, 2014 ETPC meeting, Township engineer, Bob Lynn, noted that several items need to be resolved prior to advertising the Ordinance for adoption. At the January meeting, ETPC was provided with detailed information on exemption options as well as the pros/cons for including an inspection/maintenance fund. Exemption Option A is the option recommended by the Township engineer because it provides more quality and definition for the Township. Mr. Lynn also suggested renewals being allowed on permits in one year increments up to a five year maximum. After discussion, it was agreed by ETPC members that an improvement guaranty of \$1,000.00 be required for small projects until completion of the improvement project. The Township prefers to receive digital copies, as well as hard copies, of plans and permits for record keeping purposes. It was also agreed to recommend an inspection/maintenance fund be included in the Ordinance. Following lengthy discussion, a motion was made by Bob Navitski, seconded by Pat Moulds, to recommend that the Board include the following in the revised Ordinance: Exemption Option A; one year renewals on permits up to a maximum of five renewals; \$1,000.00 improvement guaranty requirement for small projects; the receipt of digital and hard copies of plans and related records; an inspection/maintenance fund for inspections on projects with language to be as proposed by the engineer. Motion carried.

A motion was made by Bob Navitski, seconded by Carol Weaver, to recommend that the Board of Supervisors advertise and adopt the revised Storm Water Management Ordinance with the inclusion of the recommendations of ETPC made at this meeting. Motion carried.

### **MS4**

There was a brief update by Township engineer, Bob Lynn, on the current status of the Township's MS4 Permit. Currently the Township continues to be on a waiver status. Permit reviews are continuing. Recent information received by the Township engineer indicated that PADEP is accepting new waiver applications. A waiver application was prepared and signed by the Township Supervisors for submittal by the engineer. A Notice of Intent was also submitted. Approval of the waiver request could save the Township a considerable amount of money. Several issues relating to the waiver are being investigated by the Township engineer. In the meantime, the Township will continue to move forward on preparation to meet MS4 requirements.

### Public Participation

There were no additional comments.

### Other Business

County Planner, Gwen Newell, refreshed ETPC members on the status of SALDO discussions prior to suspending those discussions to update the ACT 167 Ordinance. Ms. Newell encouraged members to begin working on a Subdivision and Land Development Ordinance for Elizabeth Township. Members will discuss the topic at the March 5<sup>th</sup> meeting and decide how to proceed.

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

### Adjourn

A motion was made by Pat Moulds, seconded by Dick Bergey, to adjourn the meeting. Motion carried.  
Meeting adjourned at 7:57 p.m.

Respectfully submitted,

Rita A. Snavely  
Recording Secretary