

ELIZABETH TOWNSHIP PLANNING COMMISSION

January 6, 2016

An ETPC meeting was called to order by 2015 Chairman, Bob Navitski, on January 6, 2016, at 7:00 p.m. Members in attendance were Tom Moyer, Carol Weaver, Pat Moulds, Todd Miller, Skip Garner and Eileen Lieberman.

Supervisors, Rodney D. May and Jeff Burkholder, Township Secretary, Rita Snively, LCPC Planner, Gwen Newell, and Township engineer, Jennifer Prunoske attended the meeting.

Reorganization

Based on the motion of Pat Moulds, seconded by Carol Weaver, 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 held on December 2, 2015 were approved as presented, with the correction that there was no meeting in November.

New Business

Martin Paving – Final Subdivision Plan

Ted Cromleigh of Diehm and Sons Surveyors attended the meeting to review the Plan with ETPC members. Applicant owns 8.52 acres on the north side of East 28th Division Highway. The property contains an existing single-family dwelling, barn, several garages, a well and an on-lot sewage disposal system. The subdivision involves the division of the property into two lots, with Lot 1 containing the improvements and Lot 2 being vacant agricultural land. No proposed improvements or additions are proposed on either lot at this time. Zoning Hearing Board approval was obtained for a flag lot. A waiver of the three-meeting delay was requested for plan processing. Following discussion and a recommendation by Gwen Newell regarding a Plan notation, a motion was made by Skip Garner, seconded by Carol Weaver, to recommend Plan approval.

A Sewage Planning Module will be prepared and presented to ETPC for consideration at the February meeting.

Brickerville Electric – Minor Land Development Plan / Stormwater Management Plan

Ted Cromleigh of Diehm and Sons Surveyors attended the meeting with the Applicant, Kenneth Horst, to review and explain the Plan. Mr. Cromleigh provided some background on the property. The project consists of removal of and/or replacement of existing buildings. The access and parking construction will improve the site conditions. Impervious coverage will not exceed existing coverage currently on the site. Applicant requested a waiver of LCPC's three-meeting delay policy and also a waiver of the access drive centerline separation distance. Justification was provided for the requests. Zoning Hearing Board approval was obtained for continuation of or substitution of a non-conforming use. Sewage testing has been done on the site. The Stormwater Management Plan was reviewed by the Township engineer. A comment letter was received from the engineer, recommending conditional approval. A motion was made by Patrick Moulds, seconded by Skip Garner, to recommend approval of the Plan, including the waiver requests and also to recommend approval of the Stormwater Management Plan, contingent upon Applicant complying with all comments noted by the Township engineer. Motion carried.

Zoning Ordinance

The Township Solicitor provided the Township with proposed revisions to the Floodplain Zone of the Zoning Ordinance based on a PA DCED model ordinance. The Township needs to make decisions with regard to allowing accessory structures within the floodplain and with regard to County Conservation District review of developments within the floodplain. The Township's Ordinance must be provided to LCPC for its review no later than January 22, 2016. ETPC members were provided with hard copies of the Ordinance revisions as well as comments and recommendations of the Township solicitor. Chairman Navitski requested that members review the documents and be prepared to comment on the document at a Workshop Meeting on January 21st so that the document can be forwarded to LCPC by January 22nd.

SALDO

The Board of Supervisors and Chairman Navitski will meet with the Township solicitor on January 12th to review and discuss the solicitor's comments and recommendations on the Township's proposed Ordinance and hopefully finalize the draft Ordinance to forward to LCPC for its review.

Public Participation

There were no additional comments.

Other Business

It was agreed to hold a Workshop Meeting on Thursday, January 21, 2016, beginning at 7:00 p.m.
The next regular ETPC meeting, will be held on Wednesday, February 3, 2016, beginning at 7:00 p.m.

Adjourn

A motion was made by Pat Moulds, seconded by Carol Weaver, to adjourn the meeting. Motion carried.
Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Rita A. Snaveley
Recording Secretary