



TOWAMENSING TOWNSHIP PLANNING COMMISSION

2011 MEETING MINUTES

Date: October 10th, 2011, **Time:** 7 PM, **Place:** Township Municipal Building

Members Present: Chair Connie Bieling, Board Members, Roy Christman, George White, David Beers, and Rick Mertz.

Solicitor, Michael Greek, **Secretary** Jeremy Barbosa

Excused: Vice Chair Guy Seifert, and Board Member Christine Meinhart.

TOPIC	DISCUSSION	ACTION
Pledge of Allegiance to the Flag	None	The Planning Commission began with the Pledge of Allegiance to the Flag.
Approval of the Minutes: Approval of August 8 th , 2011 Towamensing Township Planning Commission minutes.	There were no minutes from September due to no meeting being held due lack of a quorum. Board member Roy Christman informed the board that he will be abstaining from voting due to having surgery prior in the day and having lingering effects of anesthesia	Motion made by Rick Mertz to approve the minutes, from August 8, 2011, with the corrections, and seconded by George White. A.I.F.
Public Participation	None	None
Old Business: Alton Green Lot Line Adjustment, presented by Mitch Green.	Plans were accepted for review on July 11, 2011. The group went over the Township Engineer's report as well as the County Planning Comments. The board had a brief discussion, however without any representation the plans were tabled until someone from the respected parties are present at the meeting.	No actions were needed due to no representation from the property owners. The plans are still tabled until the next meeting.
Sanders Lot Line Adjustment, presented by Keystone Engineering Consultants	Plans were accepted for review on August 8th, 2011. Keystone Engineering presented the plans for a lot line adjustment due a structure being place over the property line. This will	A motion was made by David Beers for conditional approval, with a recommendation that the Supervisors grant the requested waivers. The motion was seconded by Rick

	<p>allow for proper setbacks. All the parcels are owned by the same parties. Some question arose about different deeds and Keystone Engineering stated they thought they were all one deed; they will make the necessary changes. The Township Engineer's report was read to the commission, and it also suggested some minor changes, and was completed by Keystone. The County Planning review was read to the board members and The County recommended the plans for approval.</p>	<p>Mertz. A.I.F.</p>
<p>New Business: Blue Mountain Church expansion, Presented by Keystone Engineering, and Ron Borger.</p>	<p>The Plans were accepted for review October 10th, 2011. Board Chair Connie Bieling recused herself from any vote on the plans since she is an adjoining property owner. Board member George White became acting Chair. Mr. Borger went over the plans with board members, as well as a long list of waivers they will request. The Board members reviewed the Township Engineer report, and the County Planning Commission report. Board discussed several concerns with the plans with the project Engineer. Some concerns were parking, water usage sewage waste and placement of the septic system. They are waiting on water usage and sewages metering results, as well as easement agreement for having the sewage system on the neighbor's property.</p>	<p>A motion was made by Rick Mertz to accept the plans for review. The motion was seconded by David Beers, with Connie Bieling, Roy Christman abstaining from voting. A.I.F.</p>
<p>Shire at the Emerald, presented by Lehigh Engineering, and Lawyers Young & Haros.</p>	<p>The plans were brought to the Planning Commission for approval. These plans were in litigation with the Township for several years and due to the outcome of the process the plans were revised and updated. The Board received the storm water and soil erosion plans as well as the updated plans. Their attorney and engineer went over the plans with board and updated them with the court stipulated changes. There were over 50 required changes and the attorney briefly</p>	<p>A motion was made by Rick Mertz to recommend the conditional approval of the plans provided that all conditions mention in Exhibit C of the Court's Decision were met. The motion was seconded by George White, A.I.F. Roy Christman abstained from voting.</p>

	<p>reviewed them. Planning Solicitor Michael Greek questioned the represented parties whether all conditions were met. They kept referring to the Court's decision. Attorney Greek wanted assurance that all items were met prior to the Planning Commission's approval. The Engineer stated that the revised plans were submitted to the Township's Engineer for review and make sure all conditions were met.</p>	
Discussion:	<p>The Planning Commission reviewed the details for the changes at the Towamensing Township Ball Field. This was just a courtesy review. The Planning Commission was grateful that the Supervisors were keeping them in the loop and are look forward to plans and updates.</p>	<p>The board members thanked the Supervisors for the ability to review the plans and would like to receive more information as it comes.</p>
Officials:	<p>The group was asked to bring any suggestions to the members of the Comprehensive Plan Committee. Some members have already given a list of suggested changes.</p>	<p>None</p>
Adjournment	<p>None</p>	<p>Motion made by David Beers to adjourn the meeting. The motion was seconded by George White. A.I.F. Meeting adjourned at 8:40pm.</p>