

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday –July 26, 2016 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Larry McAdams, Chairman
James Hughes, Vice-Chairman
Jim Hogan
Ron Faull
Bill Anthony
Dave Beatty
John Sweet
Garth Falkner
Robert McGhee
Diana Caiazza

OTHERS PRESENT

Lisa Holm, Senior Planner – MCRPC
Austin Weinman, Developer - PTV
Christopher Remley, Engineer - CEC

Mr. McAdams, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.**

APPROVAL OF MINUTES (APRIL 26, 2016)

Mr. McAdams, Chairman noted that the Minutes of the April 26, 2016 meeting were mailed prior to tonight's meeting. A motion was made by Mr. Falkner to approve the Minutes of the April 26, 2016 meeting with no additions, corrections, or deletions. Mr. McGhee seconded. The motion passed.

NEW BUSINESS

1. Modification Request – New Vernon Township – Oliver – Lot #1 – Mr. McAdams explained that we received a request for a modification of the 4:1 lot depth to width ratio [Section 403.3:5] for the proposed final property. The subdivision is an adjoining piece which will create a single parcel (Murdock) that will then exceed the requirement. Ms. Holm stated that the existing Murdock property includes an existing home and garage that currently meets the New Vernon Township Zoning Ordinance for lot size and lot width. She noted that the front setback should be 75' from centerline. The side setback is 10' however the existing garage is shown closer to the property line. Ms. Holm stated that proposed Lot 1 is not a separate building lot and is to be conveyed and become part of adjoining parcel of Murdock creating a deeper lot that does not meet our regulations. Ms. Holm noted that the general septic tank location is shown on the existing Murdock property however it is not clear where the leach field goes; it is possible it could go onto the proposed Lot 1 and toward the stream in the back of the property.

Ms. Holm stated that proposed Lot 1 is not a separate building lot and will be conveyed and become part of adjoining parcel of Murdock however this will exceed the 4:1 ratio. It was noted that if there would be any problem with the existing sewage system, the larger total lot and stream could be a benefit to the owners. After discussion, a motion was made by Mr. Anthony to recommend approval of this modification request. Mr. Falkner seconded. The motion passed.

2. Major Land Development Plan – Dollar General – Sandy Lake Township – Mr. McAdams explained that this proposal is for a retail store to be located in the Township, along Mercer Street, SR-62 between Stoneboro and

Sandy Lake Boroughs. This proposed Dollar General Store is across the street from Lakeview High School on SR-62 and would have an existing home removed from the property. This request is a Major Land Development Plan because the proposed site development is dependent upon public sewage being available for the site. Ms. Holm stated that this site plan was proposed some time ago, however it was not immediately reviewed because there was no sewage available and no action by the Township. The requirements for the lot consolidation subdivision have been previously met. She noted that the Highway Occupancy has been approved by PennDOT and the stormwater management and that agreement have been reviewed by a township engineer.

The sewage is proposed to be extended from Sandy Lake Borough up thru this area of Sandy Lake Township. The Township obtained PENNVEST monies last week and they have agreed to go ahead with that sewer project. She also explained that an engineer was hired to oversee the bidding and construction process of this sewer extension project. Since the Township is planning to proceed with the sewer project, the Township has passed a Holding Tank Ordinance and a maintenance agreement for a temporary holding tank is being signed by the developer.

In discussion, Mr. Sweet noted that he was not aware of any agreement between Sandy Lake Township and the Lakeview Joint Sewer Authority for the hook-up. The Sewer Authority has previously rejected this request because there is an issue with money. Ms. Holm noted that DEP has Sandy Lake Township under an order due to water and well contamination in that area.

Mr. Austin Weinman, Developer with PTV and Chris Remley, Engineer from CEC discussed the agreement with the Sewer Authority. He noted that the terms under which the PENNVEST funds were submitted and granted took into consideration the costs that were in the proposal from the Lakeview Joint Sewer Authority. I think in the past, no matter what the cost, the money was not available to make it work. Under the terms that were last proposed (\$2,000 per tap-in fee) seems more reasonable and hopefully this request will move forward and the municipal agreement will be signed.

Mr. Anthony noted on the drawing that there is a privacy fence to the east and west of this proposed site, and suggested that since this proposal is primarily in a Residential District, with existing homes, an additional fence be erected towards the back of the property, for safety, in order to keep children away from the storm water basin location. There was some discussion regarding the driveway and how the trucks will enter and leave the area.

After discussion, a motion was made by Mr. Falkner to recommend approval of this Major Land Development Plan. Mr. Anthony seconded. The motion passed with Mr. Sweet abstaining.

3. Updates: LAND DEVELOPMENT PLAN for LIVING TREASURES – LIBERTY TOWNSHIP – Mr. McAdams explained that this is a minor plan review for a major project and the on-going project will be available for consideration pending final approval. Ms. Holm noted that this project has been ongoing for several years. She stated that she has been reviewing the subdivision consolidation plans tied to this land development plan. She noted that there are many permits needed for this type of project and MCRPC did not have to deal with any of the animal permits that were required. During conversations with the developers and the Township, Ms. Holm indicated that it seems we are receiving everything needed to meet our minor land development and subdivision plan review requirements for the development that they are proposing; sewage, highway occupancy permits, various permits for stormwater and floodplain, etc.

Mr. Faull provided some background regarding the permits and requirements for Liberty Township. He noted that there was one conditional use, regarding building a few cabins on the lower end to rent out so they could watch the animals at night, which the Township denied; but had been appealed. The Township is not zoned for this type of conditional use; so when it was appealed, it just sat and nobody ever followed through with this. All of the other conditional uses have been addressed. He stated that as far as the sewage, the Township is planning to use the holding tank until they can hook-up to the Grove City Sewage Plant. Ms. Holm noted that this plan is

provided for input and interest and that because the large project is still considered a minor plan review, no vote is needed tonight.

MERCER COUNTY SALDO UPDATE

Ms. Holm informed the Committee that they are still working on updating the County Subdivision and Land Development Ordinance. She noted that they have been talking to the Courthouse about the GIS tax parcel and a Unique Parcel Identifier (UPI), which is a number attached to each parcel so everything is combined together, in order to make researching things a lot easier.

ADJOURNMENT

There being no further business to conduct, a motion was made by Mr. Falkner and seconded by Ms. Caiazza to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

LH/ew