

August 3, 2016
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairperson Nelson. The Pledge of Allegiance was said by all.

ATTENDANCE

Sharon Nelson, Chairperson	Gary Page
Sheldon Brymesser, Vice-Chairman	Mark Bruening, Engineer
Dave DeNicholas	Holly Wood, Recording Secretary
Carl Kuhl	

MINUTES

On the motion of Mr. DeNicholas, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the July 6, 2016 regular meeting with a minor editorial change.

CORRESPONDENCE

None

AUDIENCE PARTICIPATION

None

UNFINISHED BUSINESS

Comprehensive Plan Review

Mr. Brymesser announced that Mr. Todd Johnson of Willard Agri-Services has agreed to be our speaker for the September meeting.

NEW BUSINESS

Sinclair Park Revised Preliminary Subdivision Plan
Sinclair Park Revised Final Phase 1 Subdivision Plan

Doug Gelder of DSG Development and Mark Hackenburg of RGS Associates were present to brief the Planning Commission on the proposed change to the plans and address any current questions even though the Township Engineer's comments are not yet complete. Mr. Hackenburg explained that the original plan was for duplex townhomes and with the change in the market, duplex townhomes are no longer feasible. There is no change to the number of homes in the development, the planned duplexes will just become single family homes. The zero lot lines will remain the same. Mr. DeNicholas asked if the water and sewer lines are in place for this development, to which Mr. Bruening said that the Phase 1 section of Sinclair Park is complete with utilities.

Questions were raised about the stormwater basin and open spaces. It was explained that these items will be addressed and completed in Phase 2 of the development project. Mr. Kuhl asked about the timing to completion of the development. Mr. Gelder stated that they anticipate completion within 3-4 years, but the change to single family units could change that anticipated timing.

Mr. Kuhl asked if there was any anticipation of the UGI project interfering with the development. Mr. Bruening explained that the UGI project is to take place in the road bed and has an anticipated start date of December. Chairperson Nelson asked if the UGI project would interfere with the entrances to the development, and if so can we ask that UGI leave access at 1 entrance or the other so as to not put undo restrictions on the residents.

Chairperson Nelson asked about the light at Sinclair and W. Trindle Road. Mr. Bruening stated that there is a project in the works with Silver Springs to get this project completed. Mr. Hackenburg stated that there was a traffic study done when the plan was originally submitted, and that the planned changes would not affect the original conditional use fee requirements.

Mr. Bruening hopes to have the Engineer's comments completed for these 2 revised plans by early next week.

On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to TABLE the Sinclair Park Revised Preliminary Subdivision Plan until the plan review by the Township Engineer is complete.

On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to TABLE the Sinclair Park Revised Final Phase 1 Subdivision Plan until the plan review by the Township Engineer is complete.

Ethel C. Wenger Final Subdivision Plan

Chairperson Nelson noted that the Township received a call from Burget & Associates, Inc., engineer for the Wenger plan, requesting to have the plan tabled so that they can address the

Township Engineer's comments dated August 2, 2016 and submit revised plans for the September Planning Commission meeting.

On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to TABLE the Ethel C. Wenger Final Subdivision Plan until revised plans are submitted.

AUDIENCE PARTICIPATION

Mr. Randal Tasker, 1000A Otto Drive, asked to speak for himself and his neighbors regarding the Wenger Subdivision Plan and the safety concerns they have regarding the sight distances of the driveways that would be established with the approval of the development. Mr. Tasker presented a petition signed by 16 persons living in the development area that states that a high percentage of traffic does not obey the posted traffic speed limit and create unsafe conditions for the area. The excessive speeding in the area is of major concern to the residents.

Mr. Bruening explained that the Township ordinance regulations regarding sight distances are in line with the PA DOT regulations. Chairperson Nelson asked if lowering the speed limit on this road would actually help or hurt the sight distance requirement. Mr. Bruening stated that it is more than likely that a lower speed limit would in turn lower the sight distances required. Chairperson Nelson then asked if the Planning Commission could recommend a shared driveway due to safety concerns; to which Mr. Bruening said yes, but if the current sight distances meet the requirements it will be hard to deny the current plans.

Mr. Kuhl asked if a speed study could be completed to verify sight distances and calculation. Mr. Bruening said it could be done, but Ms. Araiza contributed that the township would want to think hard on spending that money; will this study help or hinder the situation? Mr. Kuhl asked if widening the road or cutting down the hill was an option. Mr. Bruening stated that leveling the hill would be an issue due to the rock make-up of the hill, and widening the road was considered several years ago, but the residents were vocal about not widening it, to which Mr. Tasker agreed that they like the quaintness of Clouser Road.

Mr. DeNicholas and Mr. Bruening both suggested that the residents report the speeding to the PA State Police as individuals living in the area and request increased patrols. It was agreed that speeding is the issue, and trying to exceed the PA DOT regulation for driveway sight distances is asking for trouble. Speed limit enforcement is the bigger issue.

STAFF COMMENTS

Mr. Kuhl asked the Planning Commission to consider Traffic Impact Fees with any new development and provided an emailed copy handout to the Planning Commission members. Mr. Bruening explained that these type of fees are hard to keep track of and difficult to get established. He stated that Silver Springs considered implementing these fees and once further

research was done, they decided against enacting such. Further research explained that there needs to be traffic sheds established, then the fees are based on a development's impact to the traffic shed it is located in, and moneys raised can only be used in that particular traffic shed. Depending on the size of the development and its calculated impact fees, fees required may be minimal and not worth a lot to the township road improvements.

Chairperson Nelson said that she is hoping to be able to wrap up the Planning Commission's recommendation for Zoning Ordinance changes after the September meeting so the recommendations can be forwarded to the Board of Supervisors for consideration.

ADJOURN

On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to adjourn the meeting at 8:10 PM.

Respectfully submitted,

Holly S. Wood
Administrative Assistant