

May 3, 2017  
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       | Mike Pykosh, Solicitor          |
| Sheldon Brymesser, Vice-Chairman | Greg Rogalski, Engineer         |
| David DeNicholas                 | Kirk Stoner                     |
| Gary Page, Secretary             | 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 April 5, 2017 regular meeting as written.**

CORRESPONDENCE

Ms. Nelson noted the few items that were included in the meeting packet and waiting for the Planning Commission when they arrived tonight. Mr. Brymesser said he would be attending the County's program on Planning for Agriculture, whose program brochure was included in the meeting packet.

Mr. Rogalski said that the Short-Term Rental Guidelines that were emailed to the Planning Commission will be a good reference when moving forward with a Zoning Ordinance amendment. He explained that this is a current issue on Cockley's Meadow, and these guidelines will have value as we move forward on an amendment.

Ms. Nelson asked when we may be looking at a Zoning Ordinance amendment. Mr. Rogalski said to look for an update to that ordinance in 2018. He said he has a running list of housekeeping items to clean up.

Mr. Kuhl supplied a handout from the PSATS conference that used Lower Allen Township as an example of Economic Development Planning. He stated that Lower Allen's plan is active and results oriented. Lower Allen's plan is to develop to build tax base and work to keep vacant properties at a minimum.

Mr. Kuhl also told the members of the Planning Commission that the Township was awarded 2 grants. One being for a financial review of the Township, which Ms. Araiza is working on an RFP to be sent to at least 8 firms for proposal. The second grant awarded would be for the Comp Plan, however the timing of the first grant could affect this grant being used. Ms. Nelson said she hopes that we can work to use both grants and not lose anything.

Mr. Stoner said the Early Intervention Program grant is a great thing and that is can be used to plan ahead. He also said there may be an option to have the Comp Plan work done as a Phase II of this grant. Mr. Rogalski noted that Duncannon Borough was granted 100% funding for their Phase II project, but they voted Phase II down due to the recommendation of the Early Intervention Program to dissolve borough and merge with surrounding group.

Ms. Nelson asked if there was any news on the Allenberry Conditional Use, to which Mr. Pykosh said it could not be discussed due to the continuation of the hearing.

### AUDIENCE PARTICIPATION

None

### UNFINISHED BUSINESS

#### Comprehensive Plan Discussion

Ms. Nelson said that talking about the Comp Plan update is a good thing, but she doesn't want to put the horse before the cart in light of the grant awards and outcomes.

Mr. Kuhl noted that he feels the largest issues are going to be water and sewer and MS4 costs.

Mr. Rogalski explained the MS4 program to the Planning Commission members, and that the new permits are requiring permittees to reduce pollutants by a certain percentage in the next 5 years. He explained that Pennoni Associates is preparing a Pollutant Reduction Plan (PRP) for the Township and that it will cost a huge amount of money to make the necessary upgrades to meet the requirement. Currently, the MS4 area is delineated by the census and only urbanized areas are included. If a permittee does not comply with the reduction requirement, it could be penalized by having the entire township included in the MS4 area. Currently the EPA says that PA is not doing enough with regard to cleaning up the waterways.

Mr. Kuhl noted that there have been large fines handed out in Lancaster County by the EPA for non-compliance.

Ms. Neslon asked what makes up an MS4. Mr. Rogalski said it is the roads, culvert, rain gardens, swales and such that convey stormwater. He noted that these items all cost money to install and maintain. Ms. Nelson then asked about the "rain tax" that has been reported in the

news for other townships. Mr. Rogalski explained that a formula is used to estimate impervious area and a dollar amount is set for a unit of area. Commercial properties would be assessed a number of units based on the increased impervious area. Ms. Nelson asked what that rate may look like. Mr. Rogalski and Mr. Stoner both agreed that the rate in a neighboring municipality is rather reasonable at approximately \$12/quarter/unit.

Mr. Kuhl's bigger concerns regarding MS4 are the Chesapeake Bay and farming. Sediment, nitrogen and phosphorous are the big pollutants. Ms. Nelson said that it is her understanding that new hybrid crops require less fertilizer, are the calculations used to determine these pollutant loads out of date based on current farming practices? Mr. Kuhl said it is his understanding that they have used actual water sampling tests to confirm numbers, not just calculation. Ms. Nelson suggested that if a community wants to retain their rural lifestyle maybe the cost of this type of program should be shared by the whole community, not just the designated areas.

Mr. Rogalski said that the Comp Plan survey should be the focus of attention right now. Ms. Nelson and Mr. Stoner suggested adding new questions more specific to what we want to know. Ms. Nelson still like a mix of questions, too. Use some older questions for history's sake and new questions for what we want to know now.

Mr. Stoner was asked when the County's survey results will be available, and he said that they would be available June 15. Mr. Kuhl asked if we could get the Monroe stats, to which the answer was yes, the results can be sorted in many ways.

It was suggested to gain public engagement by hosting several meetings particular to certain areas of interest, such as those interested in Commercial/Industrial development be at one meeting. Ms. Nelson said she still prefers the survey with written results to review. Mr. Brymesser suggested that a next meeting agenda item should be Comp Plan Survey Questions. Mr. Rogalski suggested rephrasing some questions, not really changing them. Ms. Nelson suggested that the Planning Commission members come to the next meeting with the questions they like and would like to see a new Comp Plan Survey.

## NEW BUSINESS

None

## AUDIENCE PARTICIPATION

None

STAFF COMMENTS

None

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 7:50 PM.**

Respectfully submitted,

Holly Wood  
Recording Secretary