

February 1, 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
David DeNicholas
Gary Page, Secretary
Carl Kuhl

Mike Pykosh, Solicitor
Greg Rogalski, Engineer
Holly Wood, Recording Secretary

MINUTES

On the motion of Mr. Page, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the January 11, 2017 regular meeting.

CORRESPONDENCE

Ms. Nelson noted the items included in their meeting packet and the additional items that were waiting for the Planning Commission members when they arrived this evening. These items included information on available Cumberland County Planning classes, the Cumberland County Comp Plan Survey and outreach meeting, and a thank you letter written to last month's speaker.

AUDIENCE PARTICIPATION

Mr. Rogalski introduce Vicki Aycock of Pennoni Associates and explained that Ms. Aycock will be his back-up and may be present at meetings in the event he is unable to make it to a meeting. Mr. Rogalski also said that Ms. Aycock with be our primary with the MS4 program. Mr. Rogalski went on to explain how Pennoni Associates will be working with the Township as its engineering firm, including himself, Ms. Aycock, and Mr. William Rudy handling municipal authority items.

UNFINISHED BUSINESS

Comprehensive Plan – Speaker – James Ross of the Cumberland County
Planning Commission and NAI/CIR

Mr. Ross prepared and reviewed a written report on the areas of the Township as noted in Ms. Nelson email to him inviting his interest in sharing his expertise. Mr. Ross said he prepared the report with his observations as a commercial real estate agent and member of the Cumberland County Planning Commission.

Mr. Ross is of the opinion that the overall character of Monroe Township should be preserved. With that said, he thinks attracting large commercial operations is unlikely for the Township. Access to public water and sewer would enhance the opportunities, but in his opinion mixed uses and flex industrial/office uses are a better fit. Mr. Ross divided the township into 3 primary areas, eastern, western, and southern. In his opinion, the western and southern parts of the Township should be preserved. The eastern part of the Township is more suitable for development of light industrial or highway commercial uses.

Mr. Ross offered several zoning change options to better entice small business type operations to the Township. It is Mr. Ross's opinion that these small business type enterprises are the ticket for Monroe Township; to preserve the character, but encourage some business development. Mr. Ross stated that Monroe Township cannot compete with other townships for large industries due to the lack of public utilities and highway systems. Mr. Rogalski asked if Mr. Ross saw any benefit to small strip mall type facilities. Mr. Ross said that is exactly what he envisions as a good fit. Specific zoning changes are noted in Mr. Ross's report, which all Planning Commission member received a copy of at the conclusion of Mr. Ross's presentation.

Mr. Kuhl asked if the MS4 program would affect enticing new business. Mr. Ross said if MS4 is done right, it will be a non-issue. Mr. DeNicholas said he thinks Mr. Ross's presentation sums up what we already know, that the Trindle Road area should be our focus area for light industrial/commercial development, as long as we show consideration for the housing development in that area. Mr. Ross said the consideration of mixed uses and home businesses is key and best fit for the Township.

Ms. Nelson thanked Mr. Ross for his presentation and willingness to review and answer questions for the Planning Commission. She felt they received valuable information and appreciate the written report to reference at a later time.

NEW BUSINESS

Harry Fox Reconfiguration Plan

Brian Linsenbach, Todd Lyons, & Pat McKonly were in attendance to present this plan. Mr. Linsenbach explained that the plan consists of the reconfiguration of 4 lots to make them all viable building lots with road frontage. Mr. Linsenbach explained that it is their intent to sell the lots and let private buyers decide when and where to build on the lots.

Discussion ensued with regard to having viable driveways and a drainage easement being shown on the plans, as well as possible waiver requests for other items noted on the Engineer's

comments dated January 27, 2017. Mr. DeNicholas asked if sewer capacity would be an issue. Mr. Rogalski said he thinks the Municipal Authority will approve connections on a one lot at a time approval record. Mr. McKonly stated that they are planning on doing soils testing as soon as the weather cooperates to give buyers options with regard to sewage disposal. It was noted that the plan has not yet received County comments, therefore, they are not prepared to move forward at this point. Mr. Lyons will confer with Mr. Rogalski to address items noted on the Engineer's review comments.

On the motion of Mr. DeNicholas, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to TABLE the Harry Fox Reconfiguration Plan.

AUDIENCE PARTICIPATION

None

STAFF COMMENTS

Mr. Kuhl noted the joint meeting with the Planning Commission and Board of Supervisors on February 28, and the I & I workshop with the Municipal Authority and the Board of Supervisors on February 6.

Ms. Nelson reminded everybody to submit their answers to Catalina as soon as they could. She also asked Ms. Wood to write a thank you letter to Mr. Ross.

ADJOURN

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

Respectfully submitted,

Holly Wood
Recording Secretary