
Spring Creek Preliminary Subd Plan (con't)

Some of the previous comments have been addressed and the other comments are being revised currently. Darlene asked if there were any questions on the comment letter provided. There were none. Mgr Grumbine told the Commission members the County Engineer had met with the developer's Engineer to discuss some storm water issues.

Member Scheer mentioned the pipes that are designed to run under Kimmerlings Road. He remembered discussing the pipes at one of the meetings. He thought the pipes were in lieu of making a contribution to a traffic signal. Mgr Grumbine explained when asked, County had determined that the traffic light issue was out of their jurisdiction, as far as asking for improvements. So, in compromise, Spring Creek indicated they would place new storm pipes under the roads. The Twp felt this would be better as paving is being planned to be done on Kimmerlings Road. Member Scheer questioned that expense of placing these storm pipes. Mgr Grumbine said initially the offer of \$3000 was made toward a traffic signal. When speaking to the County Engineer Cheri said the Engineer felt the cost of the pipes would exceed the amount of \$3000. Spring Creek would be placing the pipes and then repaving the whole front of the development area. A total of 39 single homes and 31 townhouses is proposed for this development.

Darlene asked about a traffic study. Mgr Grumbine replied the only traffic study done shows they are contributing to the traffic, which is already present in the area. It indicated approximately 3% of the total traffic. Mgr Grumbine explained because of the layout of this development, the traffic would be going various directions, not all on Kimmerlings Road to 7th Street intersection. Darlene asked if the traffic study warranted any traffic improvements at all, such as turning lanes. The Commission's concern is the intersection of N 8th Avenue and Kimmerlings Road. Mgr Grumbine stated she would see to it that the Commission members receive copies of the traffic study that had been completed some time ago.

C.) Homestead Acres Phase IV Final Subd Pl**Location/Zoned:** off Grace Ave/R-1**Submission Date:** 8-04-05

This particular subdivision is the one that has several issues with DEP and the flood fringes. Mgr Grumbine reminded the Commission members there would be 2 bridges in this phase of Homestead Acres. The Twp has agreed to the hiring of another engineering firm that are bridge consultants. It was agreed the specialists were needed to guarantee the bridges being designed for this area.

D.) Gensler Preliminary/Final Subdivision Plan**Location/Zoned:** Mechanic St & Sandhill Rd/ R2**Submission Date:** 9-20-05

A comment letter from County has been provided for the Commission members' information. This plan is for the 3-townhouse units. There seems to be a question about the maximum density requirements for the size lot that is available. County and Mgr Grumbine are in agreement that in order to construct 3 townhouses on this lot, a variance from the Zoning Hearing Board should be requested by the developer. The sewer issues that had existed have been answered by designing a different connection route. Another issue is the parking space requirements. There are 3 spaces required per unit, without "stacking" the cars.

E.) Aaron/ Ruth Shirk Minor Subd Plan**Location/ Zoned:** Water St / AG

(Lot Addition)

Submission Date: 10-20-05

This plan shows a lot addition from the Worrilow property to the Shirk property. The hold up with this plan is the Planning Module submission. There was not a Module submitted because no building lots are being created. The Solicitor is working with the County SEO to create an Ordinance, which would address the lot addition being incorporated into the current deed instead of being a separate deed for the property. This would prevent the selling of the lot addition in future years without submitting a subdivision plan to the Twp. The Worrilow deed would also reflect the loss of the lot addition being transferred.

F.) Bross Estate Minor Subd Plan
(Lot Addition)**Location/Zoned:** off Narrows Dr/ Ind
Submission Date: 11-02-05

This plan reflects a lot being added to the Bross Estate property. A list of comments has been included for the Commission's review. The width of the R-O-W for Industrial zoning is in question. The plan is showing the width to be 50' and 65' is needed to satisfy the requirements. Also, there will be a Bond required from the relocation of the existing driveway should the 65' R-O-W be a private access road.

G.) Briar Lake Phase III Final Subd Plan**Location/ Zoned:** off N 8th Ave & E Maple St/ R1 & R2
Submission Date: 11-14-05

County is still reviewing this plan.

H.) Brian Amerman Minor Subd Plan**Location/Zoned:** off Narrows Dr/ R2
Submitted: 12-08-05

This plans is currently being received by County Planning.

RECEIVING OF NEW PLANS**A.)Randy Ebersole – Eight- E-Limited Land Dev Plan****Location/Zoned:** Cumberland St &
15th Ave/C2A
Date Submitted: 2-27-06

This Land Development Plan involves the small tract of land that Randy Ebersole had requested and received approval for rezoning. The small house that was located there has now been removed. The former Repperts building has also been removed from this area. The Commission members reviewed and discussed a few of the items shown on the plans. Darlene mentioned the storm water proposal. She remembered some of the residents were concerned about the water run off in this area. Member Sattazahn said it appears to be piped underground according to the info on page 4. The other issue the public had expressed concern about was a crosswalk area for pedestrians, which is noted on the plans.

MOTION: Was made and seconded to receive the Ebersole/Eight-E-Limited Land Dev Plan. Unanimously carried.

B.)Seyfert Minor Lot Addition**Location/Zoned:** Grubb Ave/ Ag
Date Submitted: 2-27-06

This minor plan shows a lot addition from the Seyfert property to the lands owned by Willis Martin. Mgr Grumbine reported that a Planning Module was completed for this submission. Darlene questioned if the land will still be farmed. Mgr Grumbine replied that is what the Twp has been told. A discussion was held about how many lots could be subdivided within the Ag zoning.

MOTION: Was made and seconded to receive the Seyfert Minor Lot Addition Plan. Unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:**A.)Cell Tower ZHB Case 11-2005**

The written decision on the Zoning Hearing concerning the placement of the Cell Tower on Twp property has been received. A copy will be mailed along with the copy of the minutes to the Commission members. Some conversation was held about the hearing and the contingencies that were placed on Omnipoint.

Cell Tower ZHB Case 11-2005 (con't)

When asked about the status, Mgr Grumbine explained that the Board of Supervisors will be discussing and deciding whether or not to sign the lease agreement with Omnipoint. The decision made by the Supervisors could affect Omnipoint's decision about whether or not to legally argue the appeal that has been made.

B.)Zoning Amendment Request

A Zoning Amendment request has been received from Bruce and Kathryn Sattazahn for the properties owned by them located on W Maple Street. It is currently zoned High Density Residential (R2) and Sattazahn's are proposing General Commercial (C2A). Bruce Sattazahn explained his reasons for wanting to rezone his properties. Mgr Grumbine asked the Commission members to review the information they have been provided by County Planning. The Commission will be asked to make a recommendation to the Supervisors about this request at the April meeting.

C.)FYI – New Rates for Plan Submission

Information was provided to the Commission members about the plan submission fees for 2006. Some discussion was held about the review process and the timeframe the whole process takes.

D.)Letter from LCPD to PADOT RE: Calendar Road Projects

A copy of a letter from LCPD to PADOT about the outline of 5 future projects was provided for the Commission members. There are the only 2 on the list that are located in NL Twp.

As there was not any other items to discuss the members were in agreement to adjourn.

Respectfully submitted,

Theresa L. George
Recording Secretary