

**PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
December 6, 2016**

The monthly meeting of the Longswamp Township Planning Commission was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, 7:30 p.m., prevailing time as previously advertised and posted.

ROLL CALL

Officials Present: Frank Karoly, Chairman, Preston Boyer, Richard Meier, and David River. Also in attendance were Jill Smith, PE, Hanover Engineering and Sean Sommers, Esq.

CALL TO ORDER

Chairman Karoly called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES:

Minutes of the Planning Commission Meeting of September 6, 2016 were presented with amendments. A motion to approve the minutes, as amended, was made by Preston Boyer and seconded by Richard Meier. All in favor.

ENGINEER'S REPORT

Board of Supervisors Meeting of September 13, 2016:

1. The Board of Supervisors passed a motion authorizing Steve Wyka to represent the Board of Supervisors at the Pre-Application Meeting for the Hollybrook II Subdivision.
2. The Township Solicitor noted that one (1) Agricultural Security Area application was received by the Township for review and consideration. The Board of Supervisors passed a motion authorizing the advertising of the Public Hearing for the Agricultural Security Area application.
3. The Board of Supervisors passed a motion authorizing the Biundo Subdivision Plans to be rejected by the Board and any/all approvals considered void if they are not acted upon by September 24, 2016 as stated in the Township Solicitor's letter to the Developer.
4. The Board of Supervisors passed a motion authorizing the submission of the Implementation Schedule for the Township's Act 537 Plan to DEP consistent with the terms of the Consent Agreement.
5. The Board of Supervisors passed a motion authorizing the adoption of the Amended Official Map and Corresponding Ordinance No. 288.

Board of Supervisors Meeting of September 27, 2016:

Meeting was canceled.

Board of Supervisors Meeting of October 11, 2016:

1. The Board of Supervisors passed a motion accepting the Final Plan for signature for the recording of the Ohlinger Annexation.
2. The Board of Supervisors passed a motion granting a waiver of SALDO Section 301.b, requiring a full land development plan to be submitted to the Township for formal review for the Lutheran Home at Topton Walking Trail/Sidewalk Project, as requested in H&K Group letter dated September 26, 2016.

Board of Supervisors Meeting of October 25, 2016:

Meeting was canceled.

Board of Supervisors Meeting of November 9, 2016:

1. The Board of Supervisors passed a motion accepting the Final Plan for signature for the recording of the Brenner/Miller Lot Consolidation.
2. The Board of Supervisors announced that a Special Meeting was held on October 21, 2016 to adopt the Resolution approving the Act 537 Plan in compliance with the Consent Order executed between the Township and DEP. The Board of Supervisors noted the Township must advertise a Public Notice and establish a 30-day comment period for the Act 537 Official Plan Update, in accordance with the Consent Order and Agreement executed between the Township and DEP.
3. The Board of Supervisors passed a motion voiding the Final Plans for the Golden Meadows subdivision due to the number of void permits, the failure to post any escrow at a bank, violations of the Developer Improvements Agreement and failure to act on the Final Plan within the time prescribed by Ordinance.

Board of Supervisors Meeting of November 23, 2016:

Meeting was canceled.

NEW BUSINESS:

Hollybrook II Subdivision Sketch Plan

Christopher Williams, from Barry Isett & Associates, Inc. presented a Sketch Plan for an approximately 40 acre tract for development under the Township's "Conservation Subdivisions" provisions of the Zoning Ordinance. Hanover Engineering's review letter, dated December 6, 2016 was also presented and reviewed.

It was noted a Pre-application meeting was previously held at the Township Office with Chris Williams representing the developer, Planning Commission Vice-chair Cathi Kratzer, BOS Chair

Steve Wyka and Township Engineer Jill Smith to discuss the project, review the Four-Step Design Process, and offer recommendations as to compliance with the Conservation Design Regulations.

The Planning Commission expressed their concerns regarding traffic safety concerns at the intersection of Folk Road, Magnolia Drive and Pine Street, and the possibility of making improvements to the intersection to provide a T-intersection. It was noted the intersection is located in Maxatawny Township and that any proposed improvements would need to be discussed with both Townships.

The Engineer mentioned that the Zoning Ordinance requires open space on the tract to be accessible to residents without any road bisection. The current Sketch Plan proposes the 24+/- acres of open area to be located across Magnolia Drive from the proposed 16+/- acres proposed for development.

The possibility of extending the proposed cul-de-sac or providing an easement to the tract boundary for future extension/connection to Valley Road was briefly discussed.

Mr. Williams indicated they will consider the comments and suggestions from the Planning Commission and the items noted in Hanover Engineering's review letter as they continue to develop their plans for Preliminary Plan submission.

No further action taken at this time.

Old Order Mennonite Parochial School House

Messrs. Galen Shirk, Isaac Burkholder, and Lester Hoover were in attendance to discuss a proposal for a one-room Mennonite school house on to be located on a tract owned by the Hoover's. The proposed school house will be accessed from Hoover Lane, off Linden Street. The property for the school house is intended to be leased from the Hoover's. The school house will be restricted to Mennonite children only. There will be no running water proposed to the site and outhouses with holding tanks will be utilized. The Engineer stated that the project may require a land development plan, with surveyed boundaries for the leased property. The gentlemen will prepare a letter, stating their intentions in writing, and submit it to the Township for the Township Professionals' review and recommendation to the Board of Supervisors

No further action taken at this time.

MOTION TO ADJOURN

A motion was made by David River and seconded by Preston Boyer to adjourn the meeting at 8:50 pm. All in favor.

Respectfully submitted,
David Q. River, Recording Secretary