

**Minutes
MAY 7, 2018 7:30 PM**

CALL TO ORDER:

Bill Duncan, Gabe Ciafre, Barb Bartley, Todd Cress, Kevin Corace, and Sarah Altomari (Recording Secretary). Others present included Tom Hartwig (Engineer), Ed Boyd, Kathy Allen, Judy Wagner, Art Biernesser, Roy Stang, Ron Olsen, John Stewart, Richard Craft, Joe Bauerle, Sherry Delancey, and Todd Pfeifer.

COMMENTS FROM THE AUDIENCE: There were no comments from the audience.

MINUTES: Kevin Corace made a motion to approve the minutes of the April 2, 2018 meeting of the Planning Commission. Todd Cress seconded the motion. All in favor, motion passed.

NEW BUSINESS:

Brayman Site Plan: John Stewart presented the final site plan for Brayman Construction. They are adding a 9,000 square foot building addition and additional parking space. A consultant was hired to ensure that the lighting follows the Township ordinance. Tom Hartwig commented that he found the stormwater report to be acceptable. He also said that there needs to be an agreement stating that the owner must be responsible for all stormwater facilities on the property. Kevin Corace commented that property lines need to be included on the plan. Kevin made a motion to recommend that the Board of Supervisors approve the plan, pending NPDES permit approval and addressing Tom Hartwig's concerns. Gabe Ciafre seconded the motion. All in favor, motion passed.

Gaven Stormwater: Rich Craft presented stormwater plan for Gaven Industries to address concerns of water not being properly contained on the property. Tom Hartwig found the plans to be acceptable and stated that the Township will need an agreement stating that Gaven must be responsible for all stormwater facilities on their property. Rich Craft also proposed a new driveway on the site. Sarah Altomari said that Gaven needed to apply for a driveway permit. Gabe Ciafre made a motion to recommend that the Supervisors approve the plan pending issuance of a driveway permit. Todd Cress seconded the motion. All in favor, motion passed.

Biernesser Conditional Use: Art Biernesser applied for a conditional use for his property at 100 Deer Creek Road. He uses the property for storage of equipment and small hobby projects. Four of his employees use the property for a ride share. He doesn't manufacture anything on site. Kevin Corace made a motion to recommend that the Board of Supervisors grant a Conditional Use with the following conditions:

Hours: 7am to 7pm

No external lighting

No storage of fertilizer or hazardous materials

Equipment must be stored inside

Barb Bartley seconded the motion. All in favor, motion passed.

Driveway Ordinance/Permit: Bill Duncan announced that he has noticed driveways pouring water onto the road which causes issues with ice in the winter. Bill suggested revising the driveway ordinance to deal with this problem. Tom Hartwig presented a sample ordinance and permit. The planning commission agreed to review the ordinance and further discuss it at the next meeting.

Noise Ordinance: Tom Hartwig looked into regulating vibration. He spoke to several experts and there are too many variables involved which prevent establishing a numerical value to regulate vibration. Bill Duncan suggested that maybe the Township could measure the decibel levels at the fence line rather than the property line. Joe Bauerle suggested that residents should be allowed to take sound measurements and report them. Roy

Stang suggested that the Township should have its own sound measuring equipment. Kathy Allen asked the Planning Commission to make a motion to recommend that the Supervisors consider this. Tom Hartwig suggested that it might be more cost effective to hire a certified company to come take the measurements rather than purchasing the equipment and paying to get a Township employee certified. Bill Duncan made a motion to recommend to the Supervisors that the Township research purchasing sound measuring equipment or hiring a company to come take the measurements. Todd Cress seconded the motion. All in favor, motion passed.

Floodplain Ordinance: After reviewing the proposed Floodplain Ordinance draft, Bill Duncan announced that section 5.02 provided sufficient protection against building in the floodplain zone. Gabe Ciafre made a motion to accept the draft for the Floodplain Ordinance. Todd Cress seconded the motion. All in favor, motion passed.

Delancey Plan: Sherry Delancey was looking to subdivide her property at 197 Knoch Rd. The Planning Commission requested certain additions be made to the plans before being considered at the next meeting.

PREVIEWERS: The previewers for the next meeting are Dave Koren and Todd Cress.

ADJOURN: Gabe Ciafre made a motion to adjourn. Barb Bartley seconded the motion. All in favor, motion passed.

Next Planning Commission meeting set for **June 4, 2018 - 7:30PM**