

APPROVED

**SPRINGETTSBURY TOWNSHIP
PLANNING COMMISSION
MAY 19, 2011**

MEMBERS IN

ATTENDANCE: Alan Maciejewski, Chairman
Mark Robertson
Mark Swomley
John Lutz

ALSO IN

ATTENDANCE: Jim Baugh, Director of Community Development
John Luciani, First Capital Engineering
Nicole Ehrhart, Solicitor

NOT PRESENT: Charles Wurster

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Maciejewski called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

2. ACTION ON THE MINUTES

A. APRIL 20, 2011

MR. LUTZ MOVED FOR APPROVAL OF THE MEETING MINUTES OF APRIL 20, 2011 AS PRESENTED. MR. ROBERTSON SECONDED. MOTION UNANIMOUSLY CARRIED.

3. NEW BUSINESS – None

4. BRIEFING ITEMS – None

5. ACTION ITEMS

A. SD-09-03 Carter Property - 421 Mundis Mill Road

Attorney Jeffrey Lobach

Project Narrative: The property currently consists of two lots and three single family dwellings. One lot contains two of the dwellings. This plan would create an additional lot to allow each dwelling to be located on a separate lot. Although the subdivision does not meet the criteria for a minor subdivision it is nonetheless minor in nature.

MINOR SUBDIVISION – A residential subdivision which creates no additional lots and no additional buildings, structures, roads, public or private utilities, or any improvements of any nature.

The following waivers were approved by the Board of Supervisors at their March 24, 2011 meeting:

1. SALDO (289-10 & 11) Preliminary plans; procedure & specifications. Applicant shall submit only a final plan.
2. SALDO (289-31 & 32C) Sidewalks. Applicant shall not install sidewalks.
3. SALDO (289-36) Streetlights. Applicant shall not install the required streetlights.

4. SALDO (289-13.A.16) & SALDO (289-41.C.D.I.3.d & I.10.b.a) Proposed street system. Applicant shall not be required to bring the current driveway to access drive standards.
5. SALDO (289-45A & 46A) Sewage disposal requirements. Applicant shall not be required to hook up to public sewer.
6. SALDO (289-41.A.3) Proposed street system. Applicant shall not be required to widen Mundis Mill Road.

Additionally, a note must be added to the plan stating, "If at any time in the future any of the three lots are further subdivided or are the subject of a land development plan then the waivers are no longer operative and the requirements of the sections waived shall be met."

The following outstanding Items may be considered as conditions of approval:

1. SALDO (289-11.B.5 & B.26) Preliminary plans; specifications. The plan shall include the name, seal and signature of the registered surveyor, signature of the registered professional engineer and a notarized statement that the applicant is the owner of the land proposed to be developed.
2. SALDO (289-11.C.3) Preliminary plans; specifications. Applicant must submit the approved minimum use driveway permit when received.
3. SALDO (289-13.A) Final plans; specifications. The final plan shall be drawn in ink on Mylar at a scale of 50 or 100 feet to the inch and shall be submitted electronically in pdf format.
4. SALDO (289-22) Public facilities and services impact studies. Copy of review from fire department must be submitted.
5. SALDO (289-41.I.10.c.b. & 41.I.10.c.c) Proposed street system. The property owners along a joint or cross access drive shall record an agreement with the Township so that future access rights along the access drive shall be granted at the discretion of the Township and the design shall be approved by the Township Engineer. In addition, the property owners shall record a joint agreement with the deed defining the maintenance responsibilities of each of the property owners located along the access drive.

Att. Lobach indicated this project began when the rail trail expressed interest in an easement across the Carter property. He noted the configuration of the property which was previously presented is the two farms, one of which is irregular in shape and therefore inefficient. A zoning issue exists due to three residences on the property. The currently plan is a 3 lot plan – each of the residences are on a separate lot. In addition there is an area that may be used for future development. The only use for this newly created lot is agricultural.

Att. Lobach confirmed they have met all of the requirements in according with Att. Ehrhart and the legal documents provided are satisfactory. He also indicated that the note was added to the plan stating, "If at any time in the future any of the three lots are further subdivided or are the subject of a land development plan then the waivers are no longer operative and the requirements of the sections waived shall be met."

Chairman Maciejewski asked if there was anyone in attendance who had an interest in the plan. Hearing none he called for a motion.

MR. SWOMLEY MOVED WITH REFERENCE TO SUBDIVISION PLAN SD-09-03, CARTER SD, TO RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE FINAL PLAN WITH THE FOLLOWING CONDITIONS:

1. SALDO (289-11.B.5 & B.26) PRELIMINARY PLANS; SPECIFICATIONS. THE PLAN SHALL INCLUDE THE NAME, SEAL AND SIGNATURE OF THE REGISTERED SURVEYOR, SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER AND A NOTARIZED STATEMENT THAT THE APPLICANT IS THE OWNER OF THE LAND PROPOSED TO BE DEVELOPED.

2. SALDO (289-11.C.3) PRELIMINARY PLANS; SPECIFICATIONS. APPLICANT MUST SUBMIT THE APPROVED MINIMUM USE DRIVEWAY PERMIT WHEN RECEIVED.

3. SALDO (289-13.A) FINAL PLANS; SPECIFICATIONS. THE FINAL PLAN SHALL BE DRAWN IN INK ON MYLAR AT A SCALE OF 50 OR 100 FEET TO THE INCH AND SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

4. SALDO (289-22) PUBLIC FACILITIES AND SERVICES IMPACT STUDIES. COPY OF REVIEW FROM FIRE DEPARTMENT MUST BE SUBMITTED.

5. SALDO (289-41.I.10.C.B. & 41.I.10.C.C) PROPOSED STREET SYSTEM. THE PROPERTY OWNERS ALONG A JOINT OR CROSS ACCESS DRIVE SHALL RECORD AN AGREEMENT WITH THE TOWNSHIP SO THAT FUTURE ACCESS RIGHTS ALONG THE ACCESS DRIVE SHALL BE GRANTED AT THE DISCRETION OF THE TOWNSHIP AND THE DESIGN SHALL BE APPROVED BY THE TOWNSHIP ENGINEER. IN ADDITION, THE PROPERTY OWNERS SHALL RECORD A JOINT AGREEMENT WITH THE DEED DEFINING THE MAINTENANCE RESPONSIBILITIES OF EACH OF THE PROPERTY OWNERS LOCATED ALONG THE ACCESS DRIVE.

SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY CARRIED.

6. WAIVER RECOMMENDATIONS - None

7. OLD BUSINESS – None

8. OTHER BUSINESS

Mr. Luciani noted that Mr. Baugh provided documentation on York Township in regards to their traffic impact fee whereby they charge developers approximately \$1000 for a peak hour trip. He noted York Township is re-evaluating the traffic impact fee and are asking for input from surrounding communities. He and Mr. Baugh indicated they would provide input from the Township.

ADJOURNMENT

CHAIRMAN MACIEJEWSKI ADJOURNED THE MEETING AT 6:20 P.M.

Respectfully submitted,

Secretary

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