



TOWAMENSING TOWNSHIP PLANNING COMMISSION

2010 MEETING MINUTES

Date: April 12th, 2010, **Time:** 7 PM, **Place:** Township Municipal Building

Members Present: Chair Connie Bieling, Vice Chair Guy Seifert, Board Members, George White, Roy Christman, Christine Meinhart, Russ Frank, and Gary Bruch.

Secretary, Jeremy Barbosa, **and Solicitor** Jenny Cheng.

Excused: None

TOPIC	DISCUSSION	ACTION
Pledge of Allegiance to the Flag	None	The Planning Commission began with the Pledge of Allegiance to the Flag.
Approval of the Minutes: Approval of March 8, 2010 Towamensing Township Planning Commission minutes.	None	Motion made by Guy Seifert to approve the minutes from March 8, 2010, and seconded by Gary Bruch. A.I.F.
Public Participation	None	None
Zoning Officer Report	None	None
Old Business:	None	None
New Business: Kuehner Farm, sketch plan, presented by Rudy Wolf	Engineer Rudy Wolf presented a sketch plans for a boundary or lot line adjustment. The Kuehner family will be giving 5 acres of their parcel to Don and Elaine George. This is for a buffer area so the campground would not approach any homes or developments. A	None needed due to this being an informal sketch plan to get recommendations from the board.

	<p>discussion occurred with board members over the plans. Vice Chair Guy Seifert asked for the final plans be review by the Township Engineer to just make sure that nothing is missed. Then several board members question the demographics on the sketch plan and noticed that some of the neighboring properties might not have accurate property owner identifications, and asked Mr. Wolf to double check them. Board member Rusty Frank asked if any building will be placed on these five acres, and the potential owners stated that they will be far away from this lot line. Rusty Frank asked Zoning officer and board member Christine Meinhart if they would be required to plant a tree buffer along the line as previous campgrounds were required. Christine stated that this is a different use since it is not to expand the campground to the property line but add acreage to the property to have a natural buffer of land. Rudy Wolf stated he will see no need for any waiver requests and will submit formal plans for review that will meet SALDO requirements.</p>	
<p>Officials: Connie Bieling</p>	<p>Board Chair Connie Bieling asked board member Gary Bruch about Local Government day. Gary Bruch stated with PSSAT occurring the whole month that is it possible to push it back to possibly the first week in May. Gary will talk with teachers and let board members know of the date so they can participate.</p>	<p>None</p>
	<p>Board Chair Connie Bieling and Vice Chair Guy Seifert gave the board a brief over view of the conference that they attended on Zoning issues and recent court cases Guy said the speaker was knowledgeable and could be a great resource for questions in the future.</p>	<p>None.</p>

<p>Christine Meinhart</p>	<p>Christine gave the board an update on the issues that are occurring in a Beltzville Lake development. Christine stated that parties involved have hired engineers and lawyers to try to settle the dispute over the well and excess ground water. Christine also stated that one property owner involved has lost his septic permit by the state and she will have to pull the building permit due to this. Christine would like the board and supervisors to look at changing some of the verbiage in the Zoning ordinance so it can make the Township not liable for these kinds of matters and property owners then need to solve these things in civil court. The County and Township do not have a comprehensive storm water plan and if there was one in place these issues would not occur. The state has stopped working on this due to budget cuts.</p>	<p>None</p>
<p>Roy Christman</p>	<p>Board member Roy Christman gave an update on the Regional Planning draft agreements and some opposition he is receiving in implementing this program. Roy stated he continues to make changes to the draft and conversing with the local municipalities in hopes to draft an acceptable agreement. Roy attended a conference in Monroe County and gave the board an overview of the conference. This conference was given by the author of the book the planning commission asked the Township to purchase to help them learn about current trends in zoning and planning.</p>	<p>None</p>
<p>Adjournment</p>		<p>Motion made by Roy Christman to adjourn the meeting. The motion was seconded by Guy Seifert . A.I.F. Meeting adjourned at 8:10pm.</p>