



TOWAMENSING TOWNSHIP PLANNING COMMISSION

2010 MEETING MINUTES

Date: August 9th, 2010, **Time:** 7 PM, **Place:** Township Municipal Building

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

Secretary, Jeremy Barbosa.

Excused: Solicitor Jenny Cheng.

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 July 12, 2010 Towamensing Township Planning Commission minutes.	None	Motion made by Guy Seifert to approve the minutes from July 12, 2010, and seconded by Christine Meinhart. A.I.F.
Public Participation	None	None
Zoning Officer Report	Christine informed the board that the State will be doing a bridge replacement over Wild Creek and gave the members a copy of the letter as well as the copy of the route detour. Also Christine gave an update on the current issues with the Josh Roderick plans and the course of action that is taking place to get things rectified.	None
Old Business: Kuehner Farm, plan, presented by Rudy Wolf	Plans were accepted for review on June 14th, 2010. Engineer Rudy Wolf presented a final plan 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	Guy Seifert made a motion to recommend that the Township Supervisors grant the waivers as requested. The motion was seconded by Christine Meinhart. AIF. Christine then made a motion to conditionally approve the plans as written with approval by the supervisors of the waivers. The motion was seconded by Guy

	discussion occurred with board members over the plans. Rudy presented the board with a list of waivers need for approval of the plans. Rudy went over each waiver request with the board. The board discussed the waivers with Rudy and made motions on the plans.	Seifert. AIF.
New Business: None	The board did a courtesy review of the Serfass plans from Monroe County. Some of the property is located in the township; however it is solely taxed in Monroe County. The board reviewed the plans, no motion was needed.	None
Blue Mountain Community Church	The board reviewed the request for variance and special exception to the zoning ordinance for the maximum building area. Board Chair Connie Bieling recused herself due to being a neighboring land owner. Christine Meinhart also recused herself due to her position as Township Zoning Officer. Vice Chair Guy Seifert took over the meeting. The remaining members discussed the requests and brought up several concerns. One concern was with the capacity of the septic system usage and whether the system handle the increase in usage. Another concern was with parking at the facility since the new construction would remove parking. With the increased traffic flow the safety of the nearby intersection as well as entrance and exits of the parking lot were questioned.	Vice Chair Guy Seifert asked that the board draft a letter to the Zoning hearing board with the following concerns; The Zoning Hearing Board should look into to the septic system capacity and to possibility of a need to upgrade the system due to increased usage. The letter also requested that the Zoning Hearing Board consider traffic flows, i.e. entrance and exit of the parking lot. The site is very close to an intersection that lacks sight distances in two directions which could create a public hazard with increased traffic. The removal of parking spaces with an increase in membership due to the proposed addition needs to be considered as well. Motion was made by Guy Seifert that the Planning Commission does not recommend any waivers or special exceptions to this property in light of the non-conformance to the existing ordinances. The motion was seconded by Rusty Frank. The board was polled with four members approving the motion, one abstaining, and two members recusing themselves.

<p>Officials: Roy Christman</p>	<p>Roy Christman gave an update on the Palmerton Area Regional Plan Implementation Agreement. Palmerton has decided they do not want to be part of a informal regional group which would meet periodically to review progress on the Regional Plan. Roy will proceed with working with Lower Towamensing Township to establish a joint regional plan implementation group with Towamensing Township.</p>	<p>The board members publicly thanked Roy Christman for all his hard work and dedication on this project.</p>
<p>Connie Bieling</p>	<p>Read some information from a conference she and Guy Seifert attended regarding the Marcellus Shale drilling. The board members discussed at length the concerns they have with potential drilling in the township. The board came to an agreement that there needs to be discussion with the Township supervisors to prevent environmental impact to the community, and write appropriate zoning guidelines for this type of development.</p> <p>Also Connie informed the board members that a Supervisor's workshop will take place on September 16th at 7:00pm. Planning members were requested to attend if possible.</p> <p>The board also with regret accepted Gary Bruch's resignation, due to his moving out of the township. The board thanked Gary for his ten years of service and are sad to see him leave.</p>	<p>None.</p>
<p>Adjournment</p>		<p>Motion made by George White to adjourn the meeting. The motion was seconded by Guy Seifert. A.I.F. Meeting adjourned at 8:20pm.</p>