

## Planning Commission Meeting Minutes

Tuesday, October 11, 2022

7:00 p.m.

Vice-Chairman Pam Shellenberger called the meeting to order on Tuesday, October 11, 2022 at 7:00 p.m. Ms. Shellenberger led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, James Henke, Martin Peak  
Members Absent: Jay Provanzo, Mark Harman, Don Mann  
Staff Present: Nate Taggart, Adrienne Kautz  
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from August 8, 2022 – James Henke entertained a motion to approve the August 8, 2022 minutes. Martin Peak seconded, the motion carried unanimously.

### New Business

22-008-Preliminary/Final Subdivision Plan for 801 Walnut Hill Road – The applicant is proposing to subdivide one 2-acre lot from the existing 81.9-acre property. The property is zoned Agricultural.

The applicant is seeking modifications to the following sections: 388-19.A Plan Scale, 388-19.B Profile Scales, 388-21.B Existing Features within 200', 388-42.A.18 Concrete Monuments, and 388-42.E.7/388-42.G.1b Dedication of Additional Right-of-Way.

Steve Gergely, of Harbor Engineering, was present to present the plan for 801 Walnut Hill Road. The property is a preserved farm owned by Robert and Shelly Barley, which is 82 acres in size. There was a wooded area of the property excluded from preservation process in the northern corner of the property. This is the one subdivision available for the property. The proposal is to subdivide a 2-acre tract for a single family residence. The nitrates in this area are elevated to the point where a standard inground on-lot septic system is not possible. The property will be served by a spray irrigation system.

Mr. Henke asked about the mechanism that is used when the ground is frozen with regards to the spray irrigation system. Mr. Gergely stated there will be little sprinkler heads in the wooded area, beyond that he is not completely sure how it works.

Mr. Hoover inquired about the existing gravel road and whether or not an agreement in place? Mr. Gergely stated that the driveway is actually on the Barley's property, so they have rights to use it. The request from the Township is get an agreement in place with regards to maintenance of the driveway.

Martin Peak made a motion to approve the modifications of the following sections: 388-19.A. Plan Scale, 388-19.B Profile Scales, 388-21.B Existing Features within 200', 388-42.A.18 Concrete Monuments, and 388-42.E.7/388-42.G.1b Dedication of Additional Right-of-Way. Keith Hoover seconded, the motion passed unanimously.

Martin Peak made a motion to recommend approval for the plan for 801 Walnut Hill Road based on the applicant satisfying the conditions outlined in the Rettew letter dated October 26, 2022. Keith Hoover seconded, and the motion carried unanimously.

22-009-Revised Final Subdivision Plan for 298 & 299 Coffee St – The applicants, Robert & Shelly Barley, are the owners of two existing properties at the intersection of Coffee Street and Walnut Hill Road. 299 Coffee Street is ±11.6-acres and contains a single-family dwelling and a barn. The Barley's also own a ±-acre tract to the south of the intersection of Coffee Street and Walnut Hill Road. This property contains the septic system for 299 Coffee Street and is otherwise vacant. Daniel Brock Cronin is the owner of the

property at 298 Coffee Street which contains an existing residence and barn on a 2-acre lot. There are no proposed improvements for the remaining lands. 299 will have a new septic system installed on the new lot. The total number of lots (three) will remain the same as a result of the Subdivision and Lot Add-On plan. The properties are zone Agricultural.

The applicant is seeking modifications to the following sections: 388-21.B Existing Features, 388-42.A.18 Concrete Monuments, and 388-42.E.7/388-42.G.1.b Dedication of Additional Right-of-Way.

Steve Gergely, of Harbor Engineering, was present to present the plan for 298 & 299 Coffee St. Mr. Gergely is asking the Planning Commission to table this plan for the time being. The subdivision is definitely going to be moving forward but there has been a change as to the lot add on portion of the plan and those details have not been finalized yet.

Martin Peak made a motion to table the Revised Final Subdivision Plan for 298 and 299 Coffee Street. Keith Hoover seconded, and the motion carried unanimously.

**Public Comment –**

Patricia Beaumont, 145 Carol Drive, is concerned with two items relating to the Bender Mill Road project: Will the Little Conestoga Blue/Green Corridor Project be considered in regards to the Stormwater management plan for the Bender Mill Rd Subdivision. Mrs. Beaumont is also concerned about the stormwater runoff/management on her property from the Carol Drive Subdivision done by Hess Home Builders.

Mrs. Shellenberger stated that the Planning Commission has not yet received the Bender Mill Rd Subdivision plans for review. Once they do, they will review it and make a recommendation to the Board of Supervisors.

**Other Business** - No other business to report.

**Adjourn**

With no further business to discuss Mrs. Shellenberger motioned to adjourn the meeting. The meeting adjourned at 8:00 p.m.

Respectfully Submitted,  
Don Mann, Secretary

Recording Secretary  
Adrienne Kautz