

**PLANNING COMMISSION
MEETING MINUTES
June 24, 2015, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairperson
Rick Schroder
Charles Shock
Geoffrey Stroud
Aimee Bowers

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
Ron Ragan, Township Engineer
2 audience members

I. CALL TO ORDER

Ms. Preston called the meeting to order at 7:06 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of April 29, 2015 were reviewed.

Mr. Schroder made a motion to approve the meeting minutes of April 29, 2015. Ms. Bowers seconded the motion. The motion was approved by a vote of 4-0. Mr. Stroud was not here at this time.

IV. PLAN EXTENSIONS

1. Powers/Dutton preliminary subdivision plan- no comment.
2. Ridgewood/Needham Farms Ltd preliminary land development plan- no comment.

V. AGENDA ITEMS

1. Klotzbach Agricultural Security Area

Mr. Brown reviewed what the Agricultural Security Area is; it is a State program that is voluntary for property owners. Applicants request to enroll their farm, which must be reviewed by the Planning Commission the Chester County Planning Commission and the Agricultural Security Area Advisory Committee. Ultimately the Board of Supervisors holds a hearing and decides. Mr. Brown suggested that we wait for the County to do their review until the Planning Commission makes a recommendation. (Mr. Stroud arrived) Mr. Klotzbach explained that his youngest son is going to farm the land that is going into the agricultural preservation. He is going to grow organic corn and wheat. Mr. Klotzbach is applying for the Agricultural Security Area as part of the conservation easement process.

2. Public Works Department building Land Development plan

Mr. Ragan presented the plan. It is for a 14,000 square foot maintenance building and salt shed. There will also be storage for bulk supplies behind the Township building parking lot. Some minor changes will be made to the front of the existing

Township building to add more parking. The stone area in the back parking lot will be paved and lined. Both buildings will be on public sewer and will utilize grinder pumps.

The plans have been transmitted to the County Conservation District and we have not heard anything back yet. The postcard for the Pennsylvania Department of Environmental Protection for wastewater planning has been sent in and we are exempt. Fuel pumps dispensing both gas and diesel fuel will be installed. Mr. Schroder asked will the fuel tanks be above-ground or below ground? Mr. Ragan said they will be below ground.

Mr. Stroud asked what we are going to do with the current Public Works Building? Mr. Brown said we are going to sell the property. Mr. Stroud asked if the fields next store are still being used by the schools and leagues? Mr. Brown said yes explained that the Township had an agreement with the schools. We let the schools and leagues know that they can no longer use the fields.

Mr. Stroud asked what is wrong with the current building that they need a new one? Mr. Brown said that the building is old, small and the well is contaminated. Mr. Schroder was surprised that there is not a new entrance onto Rose Hill Road. Mr. Ragan said that it would be too much to have a third entrance for the property. Ms. Preston said that having two (2) entrances creates a good flow for traffic, where as three (3) may cause confusion.

Mr. Ragan said that he is taking the steps to go through the land development process and hopes to be back in front of the Planning Commission in July to get a recommendation for approval. He is also hoping to put this out to bid in August.

Mr. Schroder said it would be nice to do a site walk to become more familiar with the plan. Mr. Brown suggested going out and doing a site walk with Mr. Kinsey and Mr. Ragan during the July meeting.

Mr. Stroud asked why we cannot lean on the Municipal Authority to make a decision across the street and the Township can then use that property? Mr. Brown explained that Mr. Scott-Harper who is both the Chairman of the Board of Supervisors and London Grove Township Municipal Authority offered the prospective that it would be ten (10) to fifteen (15) years before London Grove Township Municipal Authority decides how they want to utilize the property and exsiting maintenance buildings across the street from the Township building. The Township needs to do this before then.

3. Riparian buffer-Board of Supervisors direction

Mr. Brown explained where the Board of Supervisors is at with the riparian buffer ordinance. They want the Planning Commission to continue going forward with this. Ms. Hutchinson and Ms. Byun will have materials put together for the August or September meeting. Ms. Preston said it says in the memo from Ms. Hutchinson that they need to begin work by September 2015, why is that? Mr. Brown said it is because of a grant that the Natural Lands Trust has.

Mr. Schroder asked what level of nitrogen reduction in the streams is needed? We still do not know how to meet the goal because the Department of Environmental Protection has not given us one. How do we know that we are not going to get fines or need to do more? Mr. Brown said Mr. Steven Hann, Township solicitor for items such as this, is very involved across the State on this subject and we could contact him to try to get some answers.

Ms. Preston said we need to make a decision without knowing the goals. Mr. Brown said yes. Ms. Bowers said it could take up to ten (10) years before riparian buffers actually have an impact. Ms. Preston suggested that we should address the problem even if there is no significant change immediately.

Mr. Ragan said the numbers are not changing now because they do not want to do another stream analysis at this time. Mr. Ragan hopes to have a new plan for the Township with numbers by the end of the year. Mr. Schroder asked how wide do the buffers need to be to meet the numbers? Mr. Ragan suggested the seventy-five (75) to one hundred (100) feet as recommended. He said that amending the land development plan to widen the riparian buffer to one hundred (100) feet will have no immediate positive impact on stream quality because too little development is occurring, you must change how the farm land is currently being used to address stream quality. Widening the riparian buffer into the land development should be done.

VI. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant