

**PLANNING COMMISSION
MEETING MINUTES
July 27, 2016, 7:00 PM**

MEMBERS PRESENT:

Colleen Preston, Chairman
Aimee Bowers, Vice Chairman
Geoffery Stroud

OTHERS PRESENT:

Dawn Maciejczyk, Administrative Assistant
Wayne Grafton
Ron Ragan, Township Engineer
5 Audience Members

I. CALL TO ORDER

Ms. Preston called the meeting to order at 7:02 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of April 27, 2016 were tabled due to not having a quorum.

IV. PLAN EXTENSIONS

V. AGENDA ITEMS

1. Hills of London Grove final subdivision plan

Mr. Ray Gamble reviewed the history of the Hills of London Grove project and the Gemcraft plan. He is asking for 6 waivers and reviewed them with the Commission:

1. Waiver from Section 22-612.7.B to permit Celia Court to exceed the 600 linear feet maximum allowable cart way length.
2. Waiver from Section 22-612.7.C to permit Celia Court to contain more than twenty (20) dwelling units.
3. Waiver from Section 616.2.S.(1) which requires Arterial/Multi-use trails to be constructed before building permits are issued.
4. Waiver from Section 616.2.S.(2) which requires Local/Collector trails to be constructed at and before 25% of the building permits have been issued.
5. Waiver from Section 22-405.11 to permit modifications to the plan to be submitted as a single step Final Plan submission.
6. Waiver from Section 20.306.R to permit the drainage area to infiltration footprint ratios of 5:1 for the impervious portion of the drainage area and 8:1 for the pervious portion of the drainage area to be exceeded.

Mr. Ron Ragan, Township Engineer, explained that the waivers are acceptable to him and he does not have any issues with the waivers.

(7:15 Mr. Stroud arrived)

At this time the Commission cannot make a recommendation on the waivers due to not having a quorum. The two members that were present, Mrs. Preston and Mrs. Bowers do not see any issues with the waivers.

2. MS4/TMDL program-PA Senate Bill 563 and possible Township Ordinance

Mr. Paddy Neilson presented the residential aspect of cleaning up the White Clay Creek. Mr. Bern Sweeney, Stroud Water Research Center, reviewed that the Environmental Protection Agency's (EPA) report card came out in the Spring and 50% of the streams in this country were in poor condition. The amount of fertilizer that is used to grow our lawns is higher than the amount of fertilizer that is used by our farmers to grow crops.

Mr. Sweeney said that Stroud is a non-advocate, third-party, fact finding organization. He would like to educate land owners about what they do in their own backyards. It would benefit the Township to be out in front of this matter before a proposed Senate bill passes. He would like to conduct an education program to help educate the residents. In London Grove Township, all of the land drains into the White Clay Creek. Mr. Ragan commented that he feels that this would be a great "tool" for London Grove Township to have as it works to clean-up the creek.

3. Ordinance 205-Road Specification Changes

Mrs. Preston asked that we table this matter until we have a quorum.

4. Zoning Ordinance

Mr. Grafton reviewed Part 17, Historical Resource Protection with the Commission. The Commission had no concerns with this part.

Mr. Grafton reviewed Part 18, General Design and Performance Standards with the Commission. The Commission had no concerns with this part, but asked to table section 27-1832, Keeping of Animals, until the August 31, 2016 meeting.

Mr. Grafton stated that at the August 31, 2016 meeting the Planning Commission will review parts 19, 20 and 21.

VI. ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant