

**PLANNING COMMISSION
REGULAR MONTHLY MEETING**

JUNE 22, 2011 (*rescheduled from June 8, 2011*)

The New Hanover Township Planning Commission held its regular monthly meeting on June 22, 2011 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Richard Mulstay led in a Salute to the Flag and called the meeting to order at 6:35 PM.

ROLL CALL - Present – Richard Mulstay
Kenneth Hansell
Susan Smith

- Absent - Robert Thomas
Philip Agliano

Also present were Township Solicitor Paul Bauer, Township Engineer Douglas Brown, Planning Consultant Adam Supplee, Township Manager Edward Wagner and Administrative Assistant Eileen Pogany.

TOWNSHIP BUSINESS

WORK ITEMS – None

MINUTES – Minutes of the April 13, 2011 meeting were tabled until the July 13, 2011 meeting.

COMMUNICATIONS - Zoning Hearings

Scheduled: June 9 - Gary Lisbon, 2093 Swamp Pike

Seeking variance to allow for pole building exceeding maximum square footage.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 738 Yothers, Houseman Road – Mr. John Aston was present representing applicant Chris Yothers. Consultants comment letters were reviewed with the developer agreeing to comply/or has complied with all comments. Mr. Brown was asked to calculate fees in lieu of required improvements. Susan Smith inquired about the McMahon comment with regard to driveway profiles and was advised that the profiles meet requirements but the wording on the plan is incorrect and will be corrected. Kenneth Hansell **moved** to recommend approve of the plan in final form to the Board of Supervisors subject to the plan meeting all comments and conditions. The motion **carried 3-0**.

N.H.T.P.C. No. 765 Ethan Good, Layfield Road – Applicant Engineer Cynthia Smith was present explaining that the proposal shows four parcels, that the Township needs to have the property cleaned up and the property owner is not willing to consolidate all parcels. There has been a slight improvement in the parcel layout since one very small parcel, parcel C, has been combined with parcel B.

Planning Commission requested that parcels labeling be changed to Lot numbers. Calling parcel C a flag lot would create a zoning issue which would not be an issue if parcels B and C were combined. Having Parcel C stand alone constitutes a flag lot and would preclude storage of equipment along the frontage, if the configuration changes, the front yard storage issue would not exist: Township preference would be to combine parcel B and C. Ernest Kauffman, representing Hinkles & McCoy offered to speak to Mr. Good once more and also stated that Hinkles & McCoy are experiencing reoccurring thefts and would like to install an eight foot high fence set back three feet from the existing fence. It was noted that buffering will be required by land development plan approval and that buffering requirements should be kept in mind when situating the fence. Susan Smith noted the comment of the traffic engineer stating that the southern entrance does not meet the sight line distance requirement for left-turn ingress vehicles. Mr. Kaufman stated that they are aware of the potential problem and attempt to restrict the southern entrance but have difficulty in controlling all drivers, whenever possible, the north entrance is used. He also advised that when large loads are entering, the southern entrance must be used since the north entrance is not wide enough and that at times when the southern entrance needs to be used, traffic control is provided on Layfield Road, Rt. 663. Planners suggested that large signs be installed to help control use of the entrance. It was noted that the prior use was a fuel storage facility and that a portion of the property is now being leased to Hinkles & McCoy which is a permitted uses in the Heavy Industrial District. It was noted that the waiver request from requirement to obtain Montgomery County Conservation District approval is not needed providing the soil disturbance is less than one acre. Waiver request regarding capture and infiltrate of storm water was determined to be adequate based on DelVal analysis; a naturalized flat bottom basin with underdrains and plantings to soak up water will be installed. Basin slope waiver may be granted providing professional equipment is used to maintain and that a note with regard to maintenance be placed on the plan and also included in the Maintenance and Operation Agreement. It was the consensus of the Planning Commission that a fee in lieu of be accepted for installation of sidewalks and curbing; a revised waiver request letter is required to be submitted. Developer currently does not have approvals for natural resource protection standards and will need to provide documentation to the Township

N.H.T.P.C. No. 771 Gibraltar Rock Layfield Road – No representatives were present to discuss this plan

Planning Module Component 4A's - None

BUSINESS FOR ACTION ON 90 DAY (APPROVED AT JUNE 13 , 2011 BOARD OF SUPERVISORS MEETING)

Kenneth Hansell inquired as to whether plan N.H.T.P.C., #714 Carroll, will ever receive Planning Commission recommendation for approval and was advised that Mr. Carroll is not willing to withdraw the plan.

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| N.H.T.P.C. #709 | Trotter's Gait | 54 Units | 6/19/11 |
| N.H.T.P.C. #714 | James Carroll | 3 Lots -Phase II | 6/19/11 |
| N.H.T.P.C. #744 | Nat'l Penn Bank | Land Development | 6/19/11 |

NEW BUSINESS - None

ADJOURNMENT – Susan Smith moved to adjourn at 7:38pm and the meeting was declared adjourned.

Kenneth Hansell, Secretary