

Salisbury Township Planning Commission

Minutes from June 12, 2018 Meeting

The monthly Salisbury Township Planning Commission meeting was called to order by Chairman, Clifford Blank at 7:00 PM, Tuesday, June 12, 2018 in the Township Building, White Horse, PA.

Members present: Clifford Blank, Menno Blank, Larry Gouge, Doug Harding, Steven Stoltzfus, and Matt Wanner

Absent: Damian S. Clawser, Zoning and Planning Officer. Mark Myers from RAV Associates was in attendance.

Public Comments: none

Minutes of the May 8, 2018 meeting were reviewed. Mr. Gouge noted the minutes should be amended to show Mr. Steven Stoltzfus was absent and the Township Engineer date under Final Subdivision Plan for Houston Run Lot 2 (MRT180301) should be corrected to read 4/26/2018. On a motion by Mr. Gouge and seconded by Mr. Menno Blank, the Board unanimously voted to accept the minutes as corrected.

PLANS PRESENTED

Old Business:

1. Sewage Planning Module for Naomi Stoltzfoos (PM170004).

Tim Trostle, Strausser Surveying and Engineering Inc. presented the plan, noting 3 easements would be recorded with Levi K. Jr. and Sadie Mae Esh as per the Sewage Enforcement Officer's comments. Mr. Trostle also explained he doesn't design sewage systems. Chairman Blank noted any conditional approval would require Ms. Stoltzfoos to have a properly engineered and SEO approved system. Following further review and discussion, Mr. Gouge made a motion to recommend to the Board of Supervisors conditional approval of the plan upon meeting the four conditions in the letter from the Township Engineer dated 6/5/2018. Mr. Menno Blank seconded the motion and it carried unanimously.

New Business:

1. Sewage Planning Module for Jonas J. King (PM180002).

Jason Shaner, Impact Engineering Group introduced the Jonas King sewage planning module. Mr. Shaner provided a revised drawing with the correction requested by Ms. Beideman, Township SEO. After review, Mr. Menno. Blank made a motion seconded by Mr. Gouge and unanimously carried to recommend approval of the Jonas J. King plan to the Board of Supervisors, noting the corrected condition to the plan.

2. Sewage Planning Module for Jacob M. Riehl and Sons Sewage Planning Module (PM170007).

Roger Fry of Fry Surveying presented the plan for the Riehl Family. Mr. Fry requested a copy of the Township's Sewage Management Ordinance cited by Ms. Beideman, Township SEO. The plan as presented is a flag lot in both Leacock and Salisbury Townships and Mr. Fry noted Salisbury Township is deferring to Leacock Township. Mr. Menno Blank made a motion seconded by Steven Stoltzfus to recommend approval to the Board of Supervisors. The motion carried unanimously.

3. Lot Add-On Plan for Ivan S. King (MVN180401).

Tim Trostle, Strausser Surveying and Engineering Inc. presented the plan and discussed setback conditions to be addressed in the plan. After review and discussion, a motion was made by Mr. Gouge and seconded by Mr. M. Blank to recommend conditional approval of the plan contingent on meeting eight outstanding conditions in the letter from the Township Engineer dated 5/2/2018 and payment of Township fees outlined in the letter from the Township Staff dated 5/31/2018. A motion was made by Mr. Gouge and seconded by Mr. M. Blank to recommend approval of the waiver. Both motions carried unanimously.

4. Final Lot Add-on and Land Development Plan for Wilmer Stoltzfus (LNC180502).

On a motion by Mr. Menno Blank and seconded by Mr. Stoltzfus, the Planning Commission voted unanimously to table the Wilmer Stoltzfus plan until formally reviewed.

5. Final Subdivision Plan for Melvin J. Martin (LNC180501).

Dwight Wagner presented the subdivision plan for Melvin J. Martin explaining the farm is physically subdivided by recent PennDot road work. It was noted by the LCPC that there is an Historical Structure on the property, although it is not registered. Further discussion surrounded installation of communication antennas. After review, Mr. Menno Blank made a motion seconded by Mr. Wanner to recommend conditional approval of the plan upon meeting eight conditions in letters from the Township Engineer dated 10/12/2017 and twelve comments outlined by Township Staff dated 6/6/2018. A motion was made and seconded by Mr. M. Blank and Mr. Wanner, respectively to recommend approval of waiver (302.3.4.A) and recommend conditional approval of waiver (302.3.4.B). Both motions carried unanimously.

Correspondence Received: none

Other Business:

Chairman Blank discussed having Mr. Mark Myers from RAV Associates, Inc., the Township's Engineering Consultants attend future meetings.

The next Salisbury Township Planning Commission meeting was announced for Tuesday, July 10, 2018 at 7 PM in the Salisbury Township Building, White Horse.

There being no other business, the meeting was adjourned at _____.

Respectfully Submitted,

J. Matthew Wanner