

MINUTES

ZONING & SUBDIVISION REVIEW COMMITTEE

Tuesday – August 21, 2007 – 7:30 p.m. – MCRPC Offices

MEMBERS PRESENT

Sam Scott, Chairman
Larry McAdams
Chuck Garrett
James L. Hogan
Clifford McCandless
Ron Faull
James Hughes
Patty McAdams

OTHERS PRESENT

Lisa Holm Schrader, Planner
Peggy Heldorfer, Associate Planner
James E. & Joyce Boos, Wilmington Twp.

Mr. Scott, Chairman, called the meeting to order at 7:30 p.m. **A quorum was present.** Mr. Scott noted that the Minutes of the July 17, 2007 meeting were mailed prior to tonight's meeting and there being no additions, corrections, or deletions, the Minutes stand approved as mailed.

NEW BUSINESS

1. Major Subdivision Plan – FINAL – Sandy Creek Development – Sandy Lake Borough – Ms. Holm Schrader explained the Final Plan for a Major Subdivision. She noted that this plan is a 20 lot residential subdivision. The Preliminary Plan was approved with conditions in September 2006. The conditions were met and the plans were approved for construction. One of the conditions was putting a note on the Preliminary Plan that stated no lots would be sold until the Final Plan was approved. She noted that there are to be a number of lots on the extension of School Street at the northeast corner of the site, several lots front on the existing Broad Street. Sylvania Street is a new street off of Route 358 (Lake Street).

Ms. Holm Schrader stated that the developers are now requesting Final Plan approval. She noted some of the construction was completed: All the sewer lines and laterals to each lot have been installed, all the water lines including the fire hydrants have been installed, the stormwater management has been installed and the roadway base is down. The road could not be paved until the remainder of the utilities (electric, telephone, cable, gas and landscaping along the street) are installed since these utilities are buried underground. She noted that the developers have provided a letter of credit for \$215,000 from the Mercer County State Bank. In this letter of credit, \$70,000 is reserved for completion of the road. The developer also provided a contractors price quote of \$65,000 which is good for 90 days. The remainder of the \$215,000 would be for the utilities and trees. Once the underground utilities are installed, the road will be paved, which is anticipated before the end of this year. The floor was open for comments.

In discussion, it was noted that Lot 1 is very small after you take the wetlands off of it. Ms. Holm Schrader noted that all lots are building lots. The wetlands are located in the wooded area and all the wooded area is staying. She noted that the developer has the PennDOT permit number for the new street shown on the plan. She also stated that we received a letter from the Borough stating that they have accepted all of the construction that had been completed, but they will not accept the road until it is built. The Borough will maintain the new road after they accept the construction and agreement. After discussion, a motion was made by Mr. Garrett and seconded by Mr. McAdams to recommend approval of the Final Plan for the Sandy Creek Development in Sandy Lake Borough. The motion passed.

2. Major Subdivision Plan – PRELIMINARY –Neshannock Ridge Subdivision – East Lackawannock Township – Ms. Holm Schrader explained the Preliminary Plan for a major subdivision. She noted that this plan is a 10 lot residential subdivision located south of Mercer Borough along SR 258 in East Lackawannock Township. She stated that a Preliminary Plan was approved back in 2001 but nothing was done with it and that approvals expired after 1 year. This Preliminary Plan was submitted in February 2006. The subdivision meets the zoning requirements in East Lackawannock Township. The plan minimally meets the Mercer County Subdivision and Land Development Ordinance requirements for a Preliminary Plan. The stormwater management plan was submitted to the Mercer County Conservation District and after their review they stated that they did not have enough information to complete a review for the County. A letter was written to Ron Bittler, Surveyor explaining the need to hire another engineer to do the stormwater management plan or to complete another review of the information provided since it could not be determined if it satisfied the County Ordinance. Mr. Bittler had the Township Engineer, Dan Goncz of Gannett Fleming; review the stormwater plan to determine compliance with the County Ordinance. Mr. Goncz wrote a letter indicating that the stormwater runoff rate estimated at the completion of the land development will not exceed the current estimated stormwater runoff rate from the site. East Lackawannock Township and MCRPC have accepted the letter. The floor was open for comments.

In discussion, a question was raised if the Township Engineer would be responsible for the stormwater acceptance. Ms. Holm Schrader stated that Dan Goncz signed the letter and the Township has accepted the letter. The sewer and water authorities have looked at the Preliminary Plan and have no additional comments. Someone asked how the staff feels about this Preliminary Plan. Ms. Holm Schrader stated that the sewer and water lines are now acceptable and the stormwater minimally meets the County requirements. She noted that when the Preliminary Plan was initially submitted, the efficiency of the sewer lines were questioned. This Preliminary Plan now shows sanitary lines with laterals through the right of way and a manhole. Preliminary Plan approval means the developer can go ahead with construction based on the plan submitted. A note must be added to the Preliminary Plan, once approved, stating that the streets and other public improvements are to be constructed prior to the Final Plan. No lots may be sold or transferred until the Final Plan is approved and recorded. It was also noted that Final Plan must be submitted within 1 year or the process begins again.

After discussion, a motion was made by Mr. Hogan and seconded by Mr. Faull to recommend approval of the Preliminary Plan for the Neshannock Ridge Development in East Lackawannock Township. The motion passed.

3. Additional Discussion – Mr. James Boos from Wilmington Township stated that he lives in a condo next to Committee member, Mr. Garrett. Mr. Boos was hoping this Committee would again review the rezoning in Wilmington Township from Residential to Industrial. Extra information was presented by a hired consultant to the local Planning Commission and Mr. Garrett reversed his support for this rezoning. Mr. Boos has concerns about moving dirt, stormwater runoff, impacts on Auction Road, noise and chemicals on the premises. Mr. Boos asked if Deerfield Farms has a development plan. Ms. Holm Schrader stated that this office has only reviewed a minor subdivision plan for that property. Mr. Boos would like to see that EPA and all the other agencies throughout Pennsylvania make sure that everything is done properly. Ms. Holm Schrader stated that she would determine if the Mercer County Conservation District was aware of Deerfield Farms moving dirt. She noted that state or other agencies would regulate the chemical containment, and the Department of Labor and Industry would ultimately look at buildings on the site. Mr. Boos is encouraging the residents to obtain an EPA well status of their water now.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:15 p.m.

Respectfully submitted,
Lisa Holm Schrader, Planner

LHS/ew