

WEST EARL PLANNING COMMISSION

Meeting minutes: February 18, 2014

PC Attendees: Frazier, Weinhold, Gauthier, Graham

Staff: Engineer Rathman, Manager Tobias

Public Attendees: Kevin Haller

Call to Order at 7:05 pm

On Motion by Graham, seconded by Gauthier to approve January 21, 2014 meeting minutes.
Motion passed 4-0

Old Business: None

New Business:

Lots 34 and 35 School Lane Farms Development:

Kevin Haller (representing the landowners for lots 34 and 35) appeared before the board to request a waiver from the Stormwater Management requirements. The homeowner of Lot 34 (Hursh) will be requesting building permit to install a dwelling, driveway, backyard swimming pool and patio. This construction is to take place after a proposed lot add on. The homeowner of Lot 35 is in the process of constructing a new home and is approximately 98% complete with the home.—The homeowner has approval to construct a detached garage but wishes to construct a larger detached garage but this requires a waiver of stormwater management and a lot add on (or variance).

Engineer Rathman referred to the review letter of February 4, 2014 in addressing some of his comments. The approved subdivision and land development plans for the project assume a certain percentage of impervious coverage per lot (Zoning and Stormwater). The stormwater waiver is requested because proposed improvements for Lot 34 and Lot 35 exceed the allowable percentage of impervious coverage based on the approved stormwater calculations. Additionally, without lot add-on plans, both lots exceed the zoning ordinance for lot coverage.- However, the applicant provided documentation indicating that a significant amount of adjacent and nearby developed properties appear to have homes and impervious coverage in excess of the amounts permitted in the stormwater calculations.

Commission member Graham questioned the other lots which have already been built upon and their lot coverages which have already been exceeded. He also requested that the existing storm water management facilities be evaluated for capacity. If storm water facilities are required for these projects, then improvements need to be made on each lot. The existing homes have already been permitted, and the entire storm water management system be evaluated. It was noted that Phase II has the larger homes.

Commission member Weinhold questioned whether the lots where homes have already been constructed are large enough for stormwater management facilities. He suggested the homeowners consider add on plans to satisfy the zoning.

After a short discussion amongst the members, on motion by Weinhold, seconded by Graham, and approved by all the members, the storm water management plan waiver request was approved contingent upon (a) the lot add ons for lot 34 and Lot 35 are ~~is~~ successful, and (b), Public Works conduct a review of the existing storm water management facilities for the development to verify that there are no existing flooding or stormwater conveyance issues.

Act 167- Stormwater Management Ordinance:

Engineer Rathman reviewed the existing draft ordinance with the members of the commission. The draft ordinance is written based on the county's model ordinance. A specific section provides an option to incorporate a fee which is to be paid by developers for the township to own, maintain and inspect the storm water facilities accepted for dedication by the Township.

Discussion took place in regards to the exemption and Small Projects components of the ordinance. As stated in the draft ordinance, exemptions are defined as any project proposing less than 1,000 sq. ft. of impervious area and consequently would not require stormwater management . Small Projects would be defined as any project proposing more than 1,000 sq. ft. of impervious area to a yet undetermined square footage. It was decided by the members, that this limit would be up to and including 5,000 sq. ft. In addition, all Small Projects would need to plan for a 3" rainfall. Small Project provisions would apply in all zoning districts. A provision for alternate plan processing for proposed projects within agricultural areas was discussed. Engineer Rathman stated that a provision was included that would invalidate eligibility for an exemption or Small Project if the proposed project was determined to create a potential adverse impact on an adjacent or downstream property. A question was raised regarding noncommercial and industrial projects.

Engineer Rathman recommended that a meeting take place between staff, members of the planning commission and board of supervisors in order to discuss proposed requirements and coordinate implementation of the ordinance prior to the May deadline.

With this, and all other matters being discussed, on motion by member Frazier seconded by member Gauthier, and approved by all members, the meeting was adjourned at 9:07 p.m.

Respectfully Submitted,

Kevin R. Tobias
Commission Secretary