

Mount Pleasant Township Meeting of the Planning Commission
Monday April 6, 2009

The meeting was called to order by Brian Temple at 7:05 PM in the municipal building at 31 McCarrell Road, Hickory.

Present for the meeting were Brian Temple, John Bedillion, and Larry Chome

John Bedillion made a motion to approve the minutes of the March meeting, 2nd by Larry Chome, all were in favor.

Old Business

Polonia Estates at Mount Pleasant PRD

Greg Banner appeared on behalf of Polonia along with Phil Metz from PBS&J. They presented drawings outlining the PRD. In evidence were two letters from HMT, both dated April 4, which contained Technical Comments and General Comments concerning the drawings and information presented by Odra Land Co.

The Planning Commission recommends that the Supervisors clarify if the Township will maintain the inlet system and pipes for the storm water management system within the PRD. Should the Township take ownership after the construction is completed?

There was a discussion concerning phased development. Mr. Banner stated that the entrance road with cul-de-sac and the storm water management system with detention pond will all be put in at one time. The homes will then be marketed in three phases. The Planning Commission therefore concluded that for the Township's purposes this will technically not be a phased development.

Brian Temple suggested that the Township's attorney should review the Declaration of Protective Covenants and Homeowners Association Bylaws.

After the discussions ended, Brian Temple motioned to send the application for PRD on to the Supervisors for final PRD approval and Subdivision approval contingent upon all Federal, State, and local permits being issued, after all comments are satisfactorily answered per HMT's letters concerning Technical Comments and General Comments (both letters dated April 2), and after execution of a satisfactory Developers Agreement. This was seconded by Larry Chome and passed by unanimous vote by the three members present.

Cherry Valley Estates Phase IV

Mario Panucci was present to discuss the Phase IV construction as agreed upon by the Township Supervisors in the August 8, 2008 Conditional Use Hearing.

The Planning Commission reviewed the subdivision drawings as presented by HMT and Associates. Unfortunately, written comments to the subdivision drawings were not available from Gales. The reason for this could not be determined.

There was a discussion concerning the buffer area that was to be placed between lots 52/53 on Lakeside and lot 401 on Summer Lane. The Planning Commission asked

that a landscape plan be included to show how the buffer zone will be established. Mario agreed with this request.

There was a discussion concerning the Home Owner's Association for this phase. Marion stated that there will be a Sub-Association and we would be provided with its contents.

Based on the missing items mentioned above and the lack of comments by Gales, Brian Temple asked if it would be acceptable to CVL Developers if we accept the application, but table any decision until the May 4, 2009 Planning Commission meeting and asked if the CVL Developers would waive the 45 day requirement for a decision. This will give all concerned enough time to present the required drawings and information and for enough time for receive Gales' comments. It should be noted that since HMT works for CVL Partners in the instance of the CV Lake Development that the Township must use the alternate township engineer, Gales to review the drawings. This was agreed to be Marion Panucci, representing the CVL Developers.

Therefore Brian Temple motioned to accept the application but table and decision until the May 4 meeting based on the applicant's agreement to waive the 45 day time limit for approval. John Bedillion seconded the motion and it passed unanimously by the three members in attendance.

Comments:

There were several residents in attendance from the CVL Development. Questions were asked concerning various aspects of the gas drilling in that area. The residents were advised that per the Pennsylvania Oil and Gas Act, there was virtually nothing that the township can do to control or regulate the drilling. There were further discussions concerning the ability of the drillers to draw water from the Cherry Valley Lake. Since the lake belongs to (or soon will belong to) the residents of the development, it was presumed that the drillers must get permission to withdraw water from the lake. Members of the Planning Commission noted the condition of the lake as being filled with silt and that the present condition of the lake is such that it is now far shallower than in the past. It was mentioned that perhaps the Owners Association might contact the well drillers (Range Resources) and perhaps work out a compromise where by Range might dredge the lake or otherwise provide improvements in exchange for the right to use a portion of the water. The residents in attendance seemed to be receptive to the idea.

Adjournment

The meeting was adjourned about 9:00 PM