

**MOUNT PLEASANT TOWNSHIP
PLANNING COMMISSION MINUTES
Monday December 6, 2010**

1. Call Meeting to Order at 7:00 PM
2. Roll Call – Brian Temple, Cathy Obenour, John Bedillion and Larry Chome were in attendance
3. Others in attendance - Marilyn Gelhiser with Burt Hill Stantec, Damon Rhodes with Wilbur Smith Assoc., and Jeff Marquis, Fort Cherry Schools, and Residents Charles Ogburn, 18 Dire Dr., Lori Ward, Hoop Lane, Toni Sidick, Bowen Road, and Grady Ogburn, Henderson Road.
4. Approve the minutes last months meeting –John Bedillion motioned to approve the minutes of the November meeting. Second was made by Cathy Obenour. All were in favor.
5. Old Business - None
6. New Business
 - A). Set time and dates of the 2011 meetings. Brian Temple motioned to keep the meetings on the first Monday of each month starting at 7:00 PM except for the months of July and September when the meeting will fall on the second Monday of the month due to the 4th of July and Labor Day holidays. Second by John Bedillion. Motion passed by hand vote. It is requested that the Township Manager advertise these dates in the Observer Reporter.
 - B). Presentation of proposed new road from Fort Cherry High School's property to Caleffe Road. Marilyn Gelhiser with Burt Hill Stantec, Damon Rhodes with Wilbur Smith Assoc., and Jeff Marquis, Fort Cherry Schools were present to discuss the proposed access road to the school. The new road will exit the back of the school along the property line of the school and property owned by Victor Dosse. The new road will then join Caleffe Road. Caleffe Road will be widened to two lanes from Fort Cherry Road to the point where it joins the new school road. The road will be used as an emergency exit road from the school and may also be used for routine car traffic to relieve some of the traffic from the main school entrance. Plans are still being formulated. A traffic study prepared by Wilbur Smith and Assoc. was presented. Brian Temple reviewed the Subdivision and Land Development Ordinance and found that the addition of this road did not fall within that ordinance. It was then determined that the project can proceed when a Grading Permit and an Erosion and Sediment Control Plan is obtained. The school should work with the Zoning Officer and the township engineer, HMT and Assoc.
 - C). Application for the addition of 185+ acres owned by Robert and Florence Lowry, 159 Dairy Road, Washington PA, tax ID 460-001-00-00-0014-00 into the Agricultural Security Area was presented. Brian Temple motioned to recommend that the Supervisors include the Lowry property in the Ag. Security Area. Second by Cathy Obenour and passed by hand vote.

D). A proposed zoning ordinance change was presented for review and comment at the January 2011 meeting. A Final Draft of a proposed Zoning Ordinance amendment was presented to each Planning Commission member present (a copy will be mailed to Dave Descutner) for their review. This final draft underwent legal reviews by the Township Solicitor, Columbia Law, and an independent legal review. Larry Chome asked that each member of the Commission review the final draft and be prepared to discuss the document at the January meeting, and be prepared to make recommendations to the Supervisors. Larry Chome asked that the members of the Commission not release copies of the document. Residents and interested parties can obtain copies from the Township Manager.

E). A letter from Meyer, Unkovic Scott LLP, Attorneys at Law was presented to each Commission member in attendance, (a copy will be mailed to Dave Descutner), concerning Snedeker Lane.

Adjourn – Cathy Obenour motioned to adjourn the meeting, 2nd by John Bedillion. Motion passed by hand vote and the meeting was adjourned at 8:00 PM

Submitted by Larry Chome