

EAST PENNSBORO TOWNSHIP
PLANNING COMMISSION

Regular Meeting-----February 12, 2015

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, February 12, 2015 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: Robert J. Siodlowski, James Wise, Eugene Assante and Jeremy Smith, William J. Case, members of the Planning Commission; Paul Hartman and John Kuntzelman Township Commissioners; Joe Bonarrigo, Township Engineer; and John Pietropaoli, Township Manager, and a list of others attached to these minutes.

Robert Siodlowski chaired the meeting and calling the meeting to order at 7:30 p.m.

A moment of silence was given for past Planning Commission member, Steven McBride.

ELECTION OF OFFICERS: Chairman Bob Siodlowski recommended that we waive the election of officers until the end—Township Manager, John Pietropaoli stated that he would like to waive the election of officers until next meeting. He stated the Township needed to get some terms straightened out by expiration dates. He also stated that this should be done by the next scheduled Planning Commission Meeting.

APPROVAL OF MINUTES: MOTION to approve the minutes from October 9, 2014 and December 11, 2014 meeting first by: Chairman James Wise, second by: Eugene Assante.

The next item on the agenda was Approval of the Preliminary/Final Land Development Plan for Aqua Duck Automated Car Wash. Plan was tabled at the December 11, 2014 Meeting.

Mr. Scott Akens from Akens Engineering, presented to the board the plans for the two-bay car wash. He stated it is a fully automated car wash with no employees on site, with no restroom facilities. The only sewage contribution will be the normal overflow from the recaptured and recycled system. Only 5% of any wash cycle that is new water. He stated that there is one revision to make to the Operations & Maintenance agreement. And get that to Township Engineer, Joe Bonarrigo. Then add one item to the letter of credit “As Built” plan, survey as build condition, and prepared as built plan.

Robert Siodlowski asked if the Township comments were all addressed. Joe Bonarrigo stated he needs the O & M Agreement for Storm water Management and the Sanitary Sewer Profile needs an elevation page. Also needed is the “As Built” letter of Credit.

Chairman Jim Siodlowski asked if there are security camera's in place at the facility. Mr. Aken stated "The owner has discussed putting them in, but will play by ear". Mr. Aken explained there would be a buffer zone along property lines and a well light facility.

MOTION: Mr. Assante made the motion, subject to the changes, to approve the Preliminary/Final Plan for Aqua Duck.

Mr. Pietropaoli requested one motion: **MOTION:** to approve requested waivers, Section 22-306, requirement to submit preliminary plan and the comments as discussed with the limited amount of changes that need done prior to heading to Board of Commissioners. First by: Eugene Assante Second by: Chairman, James Wise.

The next item on the agenda was #6, Zoning § 27-605, the Approval of the site improvement plan for Mr. Edward H. Campbell, who is proposing to construct a single family dwelling on lot off of Trail Lane, in the Residential Conservation (R-C) Zoning District. Tax Parcel 09-11-3005-005.

Mr. Pietropaoli stated the site drawing went to the Zoning Hearing Board for relief for Variance. The Variance request was denied. Mr. Pietropaoli requested to table the current site plan. The site plan will be revised and revisited.

MOTION: Jim Wise made a motion to table plan. Seconded by: Jeremy Smith.

Mr. Campbell spoke to the Planning Commission about item #7 on the Agenda. He is asking for advice from the PC, regarding site plan. The garage and house will be reduced and asks if anything on the plan looked out of line, and to please take a look at plan to make comments. Joe Bonarrigo stated Mr. Campbell must reduce the impervious area by 10%, in accordance with Township Ordinance requirements. Mr. Campbell asks for consideration on making these changes to his revisions to his plan.

#8 on the Agenda: John Pietropaoli asks that Planning Commission review the ordinances and get ready for changes. He asks for the Planning Commission members make notes of changes that are needed.

Miscellaneous: Commissioner John Kuntzelman welcomed new Planning Commission member, William Case.

ADJOURNMENT: Mr. Siodlowski made the motion to adjourn, seconded by Eugene Assante.

*** Meeting was adjourned @ 7:55 PM.

Respectfully submitted,

Amy J. Graybill
Recording Secretary

The next meeting is scheduled for Thursday, March, 12 @ 7:00 PM