

EAST BRUNSWICK TOWNSHIP - PLANNING COMMISSION
MEETING MINUTES
Thursday, September 1, 2011

The Planning Commission of East Brunswick Township held their regular monthly Meeting at the Municipal Building. The Meeting was called to order by Chairman, Jane Tamulonis at 6:30 p.m. There was a PLEDGE OF ALLEGIANCE to our flag.

Planning Commission Present: Jane Tamulonis, Chairman; Greg Rautzhan, Vice-Chairman; Clyde Spehrley; Don Rubinkam; Keith Collier, Greg Stewart, Engineer and Lisa Slifko, Secretary.

Residents Present: None David Williams, Mark Killian, Jeff Faust and Jeanie Troutman.

PERSONS TO BE HEARD:

David Williams – See Killian Subdivision

UNFINISHED BUSINESS

Killian Subdivision

Greg Stewart reported that revised plan was submitted, but he did not review the draft deeds. A waiver was requested to not pave 100 feet of the driveway.

Dave Williams submitted the new plans, including the E&S plan and waiver request.

Greg reviewed the changes made on the plan.

Regarding the waiver request for paving of the driveway, Don Rubinkam wants to adhere to the SALDO and not grant the waiver. He mentioned the issues with Evergreen.

Greg Rautzhan asked if there would ever be another driveway or home in proposed subdivision.

Dave Williams, PE does not think the township would have an issue if the driveway was not paved.

Keith Collier did not think it would cause a problem if the driveway was not paved.

Greg Stewart said there should be a written statement by Dave Williams to the Planning Commission stating why the driveway should not be paved.

Don Rubinkam said if the PC grants a waiver for one person, others will want waivers too. The township has rules for a reason.

Dave Williams responded that waivers should be granted not by person, but by the land.

Don said he had experience in Hawk Ridge with problems and for the most part land is flat.

Keith stated there are waiver requests for a reason. He said the driveway is pitched off the road and is not in favor of having the driveway paved. He stated the driveway has been there for 18 years and has not been a problem.

Greg R. wanted to know if the PC would be willing to look at the driveway to make a more informed decision.

The PC decided to meet to do a site visit.

Greg S. asked Dave for documentation on waiver request by early next week.

Mr. Killian said he would like this plan to move along.

Greg S. assured that it is moving along as fast as can be.

Jane noted the SALDO was worked on to avoid problems.

Dave Williams asked if the PC could look at this immediately following the meeting.

Greg R. told Mr. Williams and Mr. Killian that the final decision still needs to be made by the Board of Supervisor and a final decision would not be made tonight anyway.

Greg S. noted the deeds still need to be reviewed also.

Discussion on driveway waiver amongst the PC members.



Jane asked if the driveway was a shared driveway. Greg S. responded yes with a shared maintenance agreement and both having frontage.

Further discussions with Jane stating that the SALDO is so new that PC should follow the rules. Greg S. mentioned that the SALDO cannot account for every situation of land layout and changes can be made in the future.

Jeff Faust agreed that it was best for the PC to look at the driveway before a decision could be made.

Jeff requests that if a waiver is recommended that it is documented so there are no future issues.

Greg S. requested the road master to attend the meeting.

Deep Run – Darby Annexation Plan (Blythe Township)

Greg S. reported that revised plans were submitted at the Blythe Township meeting on the 15th.

Discussion on Darby building permit. Noted that the township needs a driveway permit application and fees.

NEW BUSINESS

Miller/Biever Annexation

Greg S. explained the plan where the residual tract of Miller is annexing a 3 acre portion to Biever.

Discussion on easements in Hawk Ridge and residual lots. Noted that the residual lot could only build one more house. There was a waiver request to accept the plan as presented with a scale of 1 to 60, not 1 to 50 as per the SALDO.

Motion by Don Rubinkam to accept the Miller/Biever as received by the planning commission. Second by Clyde Spehrley. Voted All in Favor. Keith Collier abstained from the vote.

Motion by Jane Tamulonis to accept the waiver request for a scale of 1 to 60, not 1 to 50. Second by Don Rubinkam. Voted All in Favor. Keith Collier abstained from the vote.

APPROVAL OF MEETING MINUTES FROM August 4, 2011

On a motion by Don Rubinkam, seconded by Greg Rautzhan; the August 4, 2011 minutes were approved. Voted All in Favor.

ZONING ORDINANCE DISCUSSIONS

Discussed a tentative date for the public hearing to be on Thursday, November 3 at 7:00 PM. The PC will have their regular meeting at 6:30 PM on that night.

ADJOURNMENT TIME:

On a motion by Greg Rautzhan, seconded by Don Rubinkam; the meeting was adjourned at 7:25 p.m. Voted All in Favor.

Respectfully submitted,



Lisa M. Slifko
Secretary/Treasurer

