

**East Brunswick Township
PC May 2018 Meeting
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The Planning Commission Board Members of East Brunswick Township held their meeting on Thursday, December 6, 2018 at the Municipal Building. The Meeting was called to order by Chairman Keith Coller at 6:31 PM. There was a PLEDGE OF ALLEGIANCE to our flag.

In attendance for the meeting were Chairman Keith Coller; Vice-Chairman Greg Rautzhan; members Jane Tamulonis and Paul Sleva and Secretary Kelly Coldren. Engineer Brian Baldwin was also in attendance. Mr. Larry Hower and Scot Dietrich were in attendance as well.

UNFINISHED BUSINESS:

None

NEW BUSINESS

Hower Subdivision

The Howers are proposing a subdivision of 2 existing parcels into 3. It's a total of 32.4 acres. Lot 1 would be 10.3 acres with the existing dwelling and accessory structures; Lot 2 would be 15.9 acres for agriculture with no structures; and Lot 3 remains the same at 6.2 acres for agriculture with no structures. No physical improvements are planned for any of the parcels. B. Baldwin reviewed the SALDO comments: include a legend, show building setback lines and minimum width of Lot 2 between the other two, and to notate any existing or planned Agricultural Preservation/Clean and Green programs. His comments in regards to the Zoning Ordinance were that the width of residual lot #2 along the western property line is only 10' wide. The minimum lot width for the AP District is 100' at street line and 150' at building setback line. The minimum side yard is 25' one side; 50' total. This proposed 10' wide narrow strip does not appear to confirm to zoning regulations. Several options to remedy this are discussed and it is decided they will adjust the property lines accordingly. The ultimate ROW is marked in red and would be dedicated to the township. It is up to the BOS to accept the dedication and an ordinance will need to be passed. B. Baldwin reminds them that any change in use paperwork goes through the Zoning Officer. B. Baldwin asks them to let West Penn Township know what is going on as a courtesy since everything proposed is in EBT. Wayne Bowen will be coming out to do an inspection of the existing septic system and the declaration for DEP. B. Baldwin explains that since this is a sketch plan no formal action needs to be taken by the PC, just that it be recognized, which it is. It is not until after we receive the final plan do we submit to the County or bring it before the BOS.

Approval of 2019 Meeting Dates

K. Coldren presented a proposed list of meeting dates for 2019 as follows:

Held the first Thursday of the month (unless denoted with *) at 6:30 PM

- *January 10, 2019 – Re-Organizational Meeting
- February 7, 2019
- March 7, 2019
- April 4, 2019
- May 2, 2019
- June 6, 2019
- *July 11, 2019
- August 1, 2019
- September 5, 2019
- October 3, 2019
- November 7, 2019
- December 5, 2019
- *January 9, 2020 – Re-organizational meeting

G. Rautzahn made a *motion to approve and advertise proposed meeting dates as presented*. Second by P. Sleva. Voted all in favor.

Motion by K. Coller to approve the May 3, 2018 Planning Commission meeting minutes as presented, second by G. Rautzahn. All voted in Favor.

Motion by K. Coller, second by J. Tamulonis, the meeting was adjourned at 7:07 PM. Voted all in Favor.

Respectfully submitted,

Kelly A. Coldren
Secretary