

The regular meeting of the Plunketts Creek Township Board of Supervisors was called to order Monday, August 1, 2011 at 7:05 PM in the Township Building.

PRESENT: Gary Abernatha, Supervisor
Marvin Springman, Supervisor
Ray Lewis, Supervisor
Toni Watts, Assistant Secretary
Dave Aumen, John Yingling, Britt Bassett, Ray Murphy, Mary Ann Lewis,
Karen Plankenhorn and Jim Etzel

Brett Feese, Jessica Feese, Blair Soars and a court reporter from Ervin Blank Associates Inc. joined us at about 8 PM for the Conditional Use Hearing.

The minutes of the previous meeting were approved with minor corrections.

GUESTS: John Yingling came on behalf of the Lycoming County Department of Public Safety to make the Supervisors aware of a land development plan that is being submitted to the Plunketts Creek Township Planning Commission for review at their August meeting. The plan has already been reviewed by the Lycoming County Planning Commission and approved by the FAA and DCNR. This plan calls for replacing the 31+ year old building and 100' tower up Little Bear Creek Rd with a new building and a 180' self-supported structure (there are no guide wires) with a microwave dish on top. This tower is used for Police, Fire, EMS, and EMA and is linked to all other Lycoming County towers. The land development is necessary as the location is being moved to a better spot across Firetower Rd from the current tower. The current tower is in bad shape and needs replaced before winter. The Supervisors have no questions or concerns at this time.

Karen Plankenhorn came to reiterate her concerns that were discussed at the last township meeting. The Supervisors told her that they will discuss her traffic situation further but can not do it tonight or at the next meeting. She will be contacted before the meeting in which they do have time to discuss her situation.

REPORTS: PCTVFD: No Report

Planning Commission: Ed Johns resigned as Chairman of the PCT Planning Commission. Mary Ann Lewis has been appointed temporary Chairperson and a number of township residents will be contacted to see if they may be interested in joining the Commission. Tim Wentz, Engineer, came to the July Planning Commission meeting to review the Lycoming County stormwater ordinance and give his opinion as to what Plunketts Creek Township should do. He will send his recommendations to Brett Feese for review. Brett was asked to draft a version of a stormwater ordinance for the Supervisors to review. The land development plan for Pneu-Dart Inc. was reviewed also: The planning commission had no issues as the number of parking spaces will be handled by the Zoning Hearing Board.

Recreation Commission: The Director and Assistant Director of the Summer Recreation program resigned. Ray made a motion, with unanimous affirmative vote, to hire Amanda Shaffer as Assistant Director for the remainder of the summer. The Supervisors were all in agreement to have ServPro clean the carpet in the Recreation Room (#2) between summer rec ending and tot time starting.

Sewage Officer: Musser perc tests were completed. A copy of the bill turned in by Tom Yarnall is to be forwarded to Bill Toth. Britt Bassett reported that he is working with Robin Real Estate (Gateway) on the septic system to reverse the DEP letter of Violation.

Emergency Management: No Report

Roadmaster: Turkey Farm Rd, the small section of Barbours Cemetery Rd and the backside of Dunwoody Rd have been tarred and chipped and they look good. Ray Murphy will call around to see if anyone other than HRI has cold patch. HRI is out and may not be making any more any time soon. Ray Murphy is done mowing Township roads. Ray Lewis is going to get new teeth and a cutting edge for the rake.

Zoning Officer: John Mady – Route 87 Hwy – Shed
Loyalsock Baptist Church – Dunwoody Rd – Handicap Ramp
Ron Tenerovich – Hoppestown Rd – Shed/Garage
Shane Pedro – Bryan Rd – Shed & Home Occupation

CONTINUING BUSINESS: Brett Feese looked into what options the Township has to clean up the Shelley property. Currently, the only recourse would be to declare the property a public nuisance and institute an action in County court. In this instance the owners would be asked to abate the nuisance in a timely manner. Abating would not necessarily fix all of the problems just those that are a threat to public welfare, safety etc. If the Township had a nuisance ordinance then the property owners could be fined up to \$1000 per day until the nuisance was abated. The threat of a fine usually persuades the property owner to fix the problems. The Supervisors would like to look at example nuisance ordinances from other Townships before deciding what to do.

The Supervisors have decided to study and contemplate the storm water ordinance drafted by Brett Feese.

NEW BUSINESS: The regular meeting was adjourned at 8:09 PM to convene the Conditional Use hearing for Pneu-Dart Inc.

The regular meeting was re-convened at 8:18 PM

Ray made a motion, with unanimous affirmative vote, to approve the Conditional Use of Limited Industrial or Manufacturing Use for Pneu-Dart Inc. within the Village District of Barbours.

The PCT Privy Ordinance was briefly discussed as there is a property, located within the township, where it has been deemed impossible (as we have been told) to put any kind of septic system. The Supervisors thought that our Privy / Holding Tank Ordinance addressed this situation. Brett explained that DEP would not have approved our Privy Ordinance if we allowed a privy or holding tank on a property that is not suited for an on lot septic system.

The zoning permit, not yet issued, for Pneu-Dart Inc. was discussed. Blair Soars, owner, is paying interest on borrowed money and has building materials sitting as he has tried to take care of all of the issues that were brought to him at the last minute as diligently as possible. He feels that his hands are being tied by the Township Zoning Ordinance. If he had personally been made aware that he had to get conditional use approval and add upwards of 50 parking spaces he would have been working on these issues during late winter and early spring instead of holding up his construction firm. The Supervisors asked Brett Feese if anything could be done in the legal realm to help Mr. Soars. Brett said he will look into this situation further and write a letter, if possible, to Rod Heindel, Township Zoning Officer, explaining why the zoning permit should be issued.

DEEDS: None

CHECKS APPROVED AND SIGNED:
See attached treasurer's report.

There being no further business, the meeting was adjourned at 9 PM.

Respectfully Submitted,

Christiana Moyer, Secretary