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**PINE GROVE TOWNSHIP SUPERVISORS**  
**175 OAK GROVE ROAD, PINE GROVE, PA 17963**  
**JULY 2, 2009 SPECIAL MEETING MINUTES**

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A special meeting was held July 2, 2009 at 6:30 PM to discuss the proposed revisions to the Zoning Ordinances and other business brought before the Board.

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Attending were Chairman Larry Zimmerman, Vice-Chairwoman Diane Tobin, Supervisor Allen Aungst, Secretary / Treasurer Kathy Ferguson and Township Engineer David Horst from Benesch. Supervisors Judith Lehman and Jerry Wise were absent.

**Discussion was held on the following items in the draft revised zoning ordinances:**

- “Sanitary Landfill” was removed as a conditional use in the Rural district. Provisions to add an additional area for a sanitary landfill need to be clarified with Solicitor DiNicola.
- §651.1.E will be eliminated because it refers to a modified section.
- §630 “Outdoor Storage” will be eliminated as the issues are covered under other ordinances.
- The board agreed to rename §630 “Animal Control” with Horst adding language to state all animals, pets or otherwise, must be confined to the owners property or under the direct control of the owner (i.e. walking a dog). Horst noted the Board could do a “stand alone” ordinance for animal control and anything included in the zoning ordinances would have to be enforced by the Zoning Officer.
- §655 Planned Residential Developments used in the current zoning needs to be updated. Horst will follow up with incorporating amendment changes.
- §653 Windmills - Horst gave the Board model ordinances to review for cell tower and windmills. Issues briefly discussed were what districts to allow them in, should they be allowed on a conditional use basis and FCC regulations.
- §637 Storage of Vehicles – The Board reviewed and approved the changes to this section.
- §631 Private Airports – The Board changed it from requiring a Special Exception from the Zoning Hearing Board to a requiring a Conditional Use from the Board of Supervisors. Also discussed was the restriction of allowing only the owner to use the airport. Horst will research the FAA regulations and confer with Solicitor DiNicola on this item.
- Water Extraction – Horst said the area is covered by the Susquehanna River Basin Commission and their regulations are very stringent.
- Biosolids – The current zoning ordinances allow biosolids where intensive farming is allowed. Discussion followed on the districts that allow intensive farming. The Board decided to add language to §607 allowing biosolids only in intensive farming areas and require notification to the Township prior to application of the material
- §411.1.E – Eliminate the phrase “except intensive agricultural activities as defined in Section 201”.
- §654.2.Q – Typographical error, remove comma after “zoning” on second line of the paragraph.
- §705.2 – Typographical error, item 2 is part of item 1, not a separate item number.

**Future Meetings** –The Board agreed to have a meeting on July 20, 2009 at 6:30 PM to discuss cell tower and windmill issues. Tentative dates for meeting with Dave Horst are August 3<sup>rd</sup> or August 6<sup>th</sup>.

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### **Other Business**

- **Flood Elevation Certificates** – Zimmerman said the Board needs to make a decision on the seven properties. Zimmerman said the main one (Brandt's) has a plan on file here to conform to the ordinance and will incorporate it with the land development plan to be filed with the Planning Commission. Zimmerman said four others can be taken care of with paperwork filed for each of the properties, but the two remaining would require detailed studies at a big expense. Zimmerman said he feels PEMA will be satisfied with the work we have done on the properties and with the paperwork we have on file and it would not have to be pursued further.
- **Roberts Road Project** – Horst said Chris Bentz is finalizing the details and sending it out in the next few days, they are looking to advertise and receive bids at the August Township meeting. A discussion followed on the culvert and DEP requirements.
- **Recreation Area Bathroom Facilities** - Aungst said he met today with the DCNR project manager to review the plans and revised estimates. Aungst said the estimates are higher (\$76,000 for the restroom) because they had to use state labor rates and added brick to the outside of the building. Discussion was held on the Township paying the amount over the \$40,000 DCNR grant, it was noted if the building takes all the money we must do the walking path on our own because it is on the grant application. Aungst said Nestle thought the parking lot and walking path were a good idea to spend their donation on and we would save money if we did them at the same time. Aungst said a letter would be coming for authorization to bid the project after DCNR receives the specification plans. Discussion was held on authorizing the architect to do the specification plans and on the details of the grant, the plans and having bid alternates for the brick. This item was tabled until next week's meeting. Aungst said he would leave the DCNR file in the Supervisor's office for them to review.
- **UCC Permits** – Tobin asked the Board who should contact a resident when Light-Heigel finds out a resident has not contacted them for a UCC permit. Aungst said Light-Heigel should call them and Zimmerman said he would agree with that if it were any other company than Light-Heigel; he has gotten too many complaints about them. Discussion followed and the item was tabled until next week's meeting.

**The meeting concluded at 9:10 PM.**

**Respectfully submitted,**

**Kathy Ferguson, Secretary / Treasurer**

**Approved by the Board of Supervisors on July 8, 2009.**