

**The Township of Greenwich
Planning Commission Meeting
Monday, August 17, 2020**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Ken Sanner, Kerry Berger. Professionals present: Solicitors, Dan Becker; Engineer, Jessica Adams; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.
- 2.

HEARING OF THE VISITORS: No Public Comment

APPROVAL OF THE MINUTES:

1. Motion made by RG to approve the Minutes of the July 20, 2020 Planning Commission Meeting. Seconded by KS. Motion carried 5-0.

HEARING OF THE VISITORS: No public comment

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: Board reviewed report.

PLANS TO REVIEW:

1. Nolt Duck Barn, Elvin Nolt, LDP. Matt Hood, TeamAG, Inc. Preliminary Plan
 - a. Review of LTL Consultants Review Letter dated August 14, 2020.
 - b. Fire Consultant – Formal report not submitted at this time. Solicitor Becker spoke with Robert Stahl and he has a few comments which can be reviewed as third party.
 - c. Nolt would like to start driveway construction upon receiving Preliminary Plan approval from the BOS and NPDES approval.
 - d. Motion made by KS recommending to the BOS that an easement dedicating land to the Township for future road realignment not be required as this would affect the Ag Preservation of the property and would need approval from the Ag Preservation Board. Seconded by KB. Motion carried 5-0.
 - e. Motion made by KB recommending to the BOS that public walking trails not be required on existing railroad beds as this would require approval from the Ag Preservation Board. Seconded by RG. Motion carried 5-0.
 - f. Motion made by KS recommending a Road Use Agreement with Escrow amount to be determined before Final Plan Approval to include, road distance and area covered, and the percentage of responsibility between the Township and Nolt LDP. Seconded by KB. Motion carried 5-0.

2. Waiver Requests

- a. Motion made by KS recommending approval for waiver of Section 402.1.F (and 403.1.B) providing total tract boundaries showing bearing and distances. Seconded by RG. Motion carried 5-0.
- b. Motion made by RG recommending approval for waiver of Section 402.2.B Profiles shown on sheets PC-5 and PC-6 be at a consistent scale as described. Seconded by KB. Motion carried 5-0.
- c. Motion made by KB recommending approval for waiver of Section 516.1.C Traffic Impact Study. Seconded by KS. Motion carried 5-0.
- d. Motion made by KB recommending approval for both waivers of Sections 602.3 Curbs and Section 602.4 Sidewalks. Seconded by RG. Motion carried 5-0.
- e. Motion made by KB recommending approval of Section 602.9.A Monuments, contingent on the developer being able show that they already have monuments in place, or have developer place three (3) monuments to be strategically determined by the Township Engineers. Seconded by MS. Motion carried 5-0.
- f. Motion made by KS recommending approval for waiver of Section 2.2.B.1.a Minimum inside diameter of pipes. Seconded by RG. Motion carried 5-0.
- g. Motion made by KB recommending approval for waiver of Section 2.2.B.1.c Polyethylene pipe ends exposed shall be protected by a concrete headwall or endwall. Waiver approved for all pipes except the 48" pipe at the steam crossing which will require all concrete. Seconded by RG. Motion carried 5-0.

3. Motion made by KS to recommend Preliminary Plan approval. Seconded by KB. Motion carried 5-0.

ADJOURNMENT: Motion made by KS to adjourn the meeting at 9:00 pm, seconded by KB. Motion carried 5-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer