

PINE GROVE TOWNSHIP PLANNING COMMISSION

175 OAK GROVE ROAD, PINE GROVE, PA 17963

January 6, 2016 MEETING MINUTES



APPOINT TEMPORARY CHAIRPERSON – Ray Stump made a motion to nominate Frank Fox as temporary chairperson and John T. Stahl seconded the motion; all were in favor and motion carried 4 to 0.

CALL TO ORDER –Temporary Chairman Frank Fox called the January 6, 2016 meeting to order with the Pledge of Allegiance at 7:01 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, Tom Daubert and John T. Stahl. Craig Kramer was absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Heath Machamer, OTM.

PUBLIC COMMENT ON AGENDA ITEMS – No comments were received.

ACKNOWLEDGE APPOINTMENT AND REAPPOINTMENT – Fox acknowledged Thomas Daubert’s reappointment to the Planning Commission.

APPOINT CHAIRPERSON – Stahl made a motion to nominate Frank Fox as 2016 Chairman and Stump seconded the motion; all were in favor and motion carried 4 to 0.

APPOINT VICE-CHAIRPERSON – Stump made a motion to nominate Thomas Daubert as 2016 Vice-Chairman and Stahl seconded the motion; all were in favor and motion carried 4 to 0.

ESTABLISH TIMES, DATES, AND LOCATION OF MONTHLY MEETINGS – Stahl made a motion for the Planning Commission meetings to be on the first Wednesday of each month at 7:00 PM at the Township Municipal Building and Daubert seconded the motion; all were in favor and motion carried 4 to 0.

MINUTES - December 2, 2015 Minutes -Stump motioned to approve the December 2, 2015 minutes, Stahl seconded the motion; all were in favor and the motioned carried 4 to 0.

Annual 2015 Report to Board of Supervisors - Fox mentioned he noticed the Mars Diesel and Matthew Brandt plans need to be submitted in March. Machamer mentioned Mars and Brandt have talked to contractors but to his knowledge nothing has been finalized or selected. Stahl mentioned there is a “For Sale” sign on the Brandt property.

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS

- **Aungst, Lloyd and Margaret – Minor Subdivision** – Machamer said they have received E & S approval, an alternate 50’ driveway to the West was established, and the stormwater design for the dwelling will be included in the resubmission. Stahl expressed his concern a driveway is being proposed and will never be constructed because they are using the present access; which the Planning Commission does not want the new parcel to use. Machamer explained an additional/alternate access is being provided if the shared access is not feasible. Machamer said Mr. Aungst is not interested in constructing the alternate access because the present driveway has been used for many years, it was constructed for his business and because of the cost and time. Fasnacht suggested a note could be placed on the plan that if the parcels would change ownership the present driveway would be absolved and the alternate driveway would need to be constructed. Machamer said he will make note of the Planning Commission concerns and address this issue.

- A motion was made by Stahl to approve the three (3) month extension ending May 11, 2016 for the Lloyd and Margaret Aungst – Minor Subdivision Stump seconded the motion, all were in favor; motion carried 4 to 0.

- **Stahl, John – Boundary Line Adjustment** – Machamer said he has resubmitted the plan for the February meeting. Machamer mentioned Stahl and Tractor Supply are coordinating the water line easement. Machamer said Tractor Supply is researching the existing access easement because there are discussions about granting a secondary access easement to Stahl’s property through Tractor Supply driveway alignment. Machamer said the resubmission addresses Benesch comments and there are a few comments that remain open between Tractor Supply and the Stahl properties. Fasnacht asked if Benesch should review the revised plan since there are open issues and because of the review costs. Machamer said the owner would like Benesch to review the revised plans because then it would only need final agreements between Stahl and Tractor Supply.
- A motion was made by Stump to approve the three (3) month extension ending May 11, 2016, for the John Stahl – Boundary Line Adjustment. John T. Stahl abstained from the vote, this is his father’s plan. Daubert seconded the motion, all were in favor; motion carried 3 to 0.
- **The Villas at Pine View Phase 2 - Final Plan** – Machamer said Mr. Riehl’s attorney is in the process of getting signatures on the agreements with the property owners and he will resubmit when they receive resolution of the items. Fasnacht mentioned the items that are outstanding are: water and sewer approval, Fire Chief review, street lighting, Homeowners Association must be legally organized before the plan can be approved, open space documentation, Development and Maintenance Agreements. Fasnacht agreed they are follow up items and some minor revisions. Machamer mentioned his firm has been asked to hold all other items until the legal items are completed.
- A motion was made by Stahl to approve the three (3) month extension ending May 11, 2016 for the Villas at Pine View Phase 2 – Final Plan Daubert seconded the motion, all were in favor; motion carried 4 to 0.

NEW BUSINESS - No new business.

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CORRESPONDENCE - Fox mentioned the State Ethic Commission-Statement of Financial Interest and Local Service Tax Exemption Certificates forms were distributed.

PUBLIC COMMENT –No public comment.

ADJOURNMENT – At 7:16 PM Stahl moved to adjourn the meeting and Daubert seconded the motion, all were in favor and the motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on February 3, 2016 at Planning Commission Meeting

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