

PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
February 3, 2016 MEETING MINUTES



CALL TO ORDER – Vice-Chairman Thomas Daubert called the February 3, 2016 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Ray Stump, Tom Daubert, John T. Stahl. and Craig Kramer Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Heath Machamer (OTM), Mark Magrecki (Penn Terra Engineering Inc.), John H. Stahl, list on file. Chairman Frank Fox joined the meeting in progress at 7:04 PM.

PUBLIC COMMENT ON AGENDA ITEMS – No comments were received.

MINUTES – January 6, 2016 Minutes -Stump motioned to approve the January 6, 2016 minutes, John T. Stahl seconded the motion; all were in favor and the motioned carried 4 to 0.

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS

- **Stahl, John H. – Boundary Line Adjustment** – Heath Machamer, OTM, mentioned they are working with Tractor Supply on the chain of title for the rights, the width of the access driveway to the Brandt home, and on the water access.

- §401.4 1. *Provide description (i.e. Exhibit A and B) of the Conservation Area as noted in the Conservation Easement Agreement.* Fasnacht requested to add the Conservation Area as exhibits on the plan. Machamer said he is working with RES Environmental to clarify and to provide the information to the plan.
- 2. *Clarify Section 5 of the application that indicates “Residue tract future water.”* Machamer said there is no water proposed for the tract, the reference was for the water to Tractor Supply.
- 3. *The land development plan for Tractor Supply Company, which is also under review by the Planning Commission at this time, is proposing water service across Tract 1...*Fasnacht asked to make sure the water easement to Tractor Supply is not restricted because of it being a Conservation Area.
- 4. *Provide documentation from the Swatara Creek Condominium Association that there are no established restrictions needed for this plan.* Fasnacht explained since the plan is joining property outside of the original developed area for Swatara Creek to a parcel not part of the original development a statement is required from the Swatara Creek Condominium Association.

§1122 *Provide a Request for Planning Waiver Non-Building Declaration.* Fasnacht asked if the Planning Waiver & Non-Building Declaration was forwarded to the SEO, Machamer said he will forward it to the SEO this week for the March Planning Commission meeting.

John H. Stahl asked for clarifications of Benesch’s comments. With the plan displayed, Fasnacht and Machamer indicated where Tractor Supply will run the water line across the title line of the residual tract, which is to be sold to RES Environmental. Machamer said they do not want a conflict between the water line and the conservation easement. John H. Stahl said we need in writing from RES Environmental there is no conflict.

- **Tractor Supply – Preliminary/Final Plan** – Mark Magrecki, Penn Terra Engineering Inc., mentioned they are here for the waivers and time extension. Fasnacht reviewed the following comments:

- §702.2.C *The Applicant shall forward plans to the following agencies ...*
 - (1) *County Conservation District.* Fasnacht said the letter was received.
 - (2) *Appropriate utility companies.* Fasnacht said approvals for the utilities are needed.

§703.4.C(6) *The draft easement agreement ...*Fasnacht said he forwarded the draft easement agreement to the Township solicitor; Fasnacht will follow up with Magrecki.

§704.4 *The developer shall submit a copy of a letter* Fasnacht said this is a letter from water and sewer stating they can serve the subdivision. Magrecki said he contacted KPI, the Joint Treatment Authority's engineer, and they anticipate approval at this month's meeting. Magrecki said he received comments from the water authority and he will forward them to Fasnacht.

§704.6 *A copy of the Highway Occupancy Permit approved by PENNDOT for access to any adjoining...* Magrecki explained PennDOT would like them to correct an approximate 2 square foot encroachment over the Freeman property which is the driveway between the Freeman and Brandt property, referred to as the O'Brien easement. Magrecki said to correct the problem the owner of the property must submit the HOP permit and they are trying to track ownership of the driveway. Magrecki said he and Machamer are working together to clarify ownership.

Fasnacht mentioned Tractor Supply needs a letter that indicates the Township supports the project, they have reviewed the plans, and the HOP plans submitted to PennDOT are consistent with the Subdivision and Land Development Ordinance. Fasnacht said he could issue this letter for Tractor Supply to include with the HOP application if the Township gives him the authority.

§803.4.D *Provide lighting plan in accordance with Section §1129:*
§1129.5 *When lighting is required, it shall be provided in accordance with...* Fasnacht said a waiver is requested for the level of lighting for the building entrance.
§1129.5.A.(3) *In no case shall illumination exceed 0.2 footcandle measured at the property lines.* Fasnacht said a waiver is requested because the light goes into the basin where they have a permanent stormwater easement they must maintain.

§804.9 *Provide a draft Development Agreement, Performance Guarantee and Maintenance Guarantee per Part 9.* Fasnacht has exchanged information, reviewed the cost estimate, and sent comments to Magrecki. Fasnacht said we are waiting on the final estimates.

Fasnacht said PennDOT requests the local municipality and adjacent property owners be aware and are in support of the project. A motion was made by Stump to compose a letter stating the local municipality is aware and are in support of the Tractor Supply project, Daubert seconded the motion, all were in favor; motion carried 5 to 0.

A motion was made by Stump to grant waivers for §1129.5 for the footcandle levels at the building entrance and §1129.5.A.(3) for the 0.2 footcandle over the property line, Kramer seconded the motion, all were in favor; motion carried 5 to 0.

A motion was made by Stump to approve an extension ending April 20, 2016 for the Tractor Supply – Preliminary/Final Plan Stahl seconded the motion, all were in favor; motion carried 5 to 0.

NEW BUSINESS - Fox mentioned the new Subdivision and Land Development Ordinance 88 was distributed to the Planning Commission.

CORRESPONDENCE – No correspondence.

PUBLIC COMMENT –No public comment.

ADJOURNMENT – At 7:28 PM Daubert moved to adjourn the meeting and Kramer seconded the motion, all were in favor and the motion carried 5 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on March 2, 2016 at Planning Commission Meeting
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