

**PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
March 2, 2016 MEETING MINUTES**



CALL TO ORDER – Chairman Frank Fox called the March 2, 2016 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, and John T. Stahl. Craig Kramer and Tom Daubert were absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Bradley Grauel P.L.S. (OTM), Wendy Fulton (TKC CXCII LLC), John H. Stahl, list on file.

PUBLIC COMMENT ON AGENDA ITEMS – No comments were received.

MINUTES – February 3, 2016 Minutes -Stump motioned to approve the February 3, 2016 minutes, Stahl seconded the motion; all were in favor and the motioned carried 3 to 0.

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS

▪ **Tractor Supply – Preliminary/Final Plan** – Fasnacht said there are a few outstanding items and reviewed the comments:

- §703.4.C(6) *A signed and recorded copy of the Easement Agreement shall be provided to the Township.* Fasnacht said the Township Solicitor reviewed the Easement Agreement and the Township requires a recorded copy. Wendy Fulton, TKC CXCII LLC, said the Easement agreement will not be recorded until closing. Fasnacht said the plan could be approved and the recorded Easement Agreement given to the Township after closing. Fox asked Fulton when does she anticipate closing. Fulton explained they cannot close until the Land Development Plan is signed and ready for the permits to be issued. Futons said her goal for closing is April, possibly two weeks after the Board of Supervisors approve the plan.

- §704.6 *A copy of the Highway Occupancy Permit approved by PENNDOT...* Fasnacht said the HOP is needed.

- §804.7 *Provide a development schedule.* Fasnacht said the schedule is contingent on the HOP approval.

- §804.9 *Provide a Performance Guarantee and Maintenance Guarantee per Part 9...* Fasnacht said we received a draft Land Development Agreement but we need the financial security.

- §1126.1 *The applicant is required to provide the fee in lieu of land ...* Fasnacht said the fee was paid today.

▪ **Aungst, Lloyd& Margaret – Minor Subdivision** – Fox mentioned the sewage planning exemption is on the agenda for the Board of Supervisors to sign.

▪ **Stahl, John H. – Boundary Line Adjustment** – Fasnacht said we received a Planning Waiver & Non-Building Declaration for the Planning Commission to approve and send to the Board of Supervisors for approval. A motion was made by Stump to sign the Planning Waiver & Non-Building Declaration for the John H. Stahl Boundary Line Adjustment, John T. Stahl seconded the motion, all were in favor; motion carried 3 to 0.

John H. Stahl questioned what was outstanding for his plan. Fasnacht mentioned the comments on the review letter. There was a discussion about the water easement for Tractor Supply. John T. Stahl said he has the water agreement and he will have it notarized tomorrow. Bradley Grauel, OTM, said they will add the water easement to the plan. There was a brief discussion about the letter required from the Condominium Association, John T. Stahl said he has the letter and Fasnacht said it must be submitted to the Township.

NEW BUSINESS

- **Miller-Lehman Annexation Boundary Line Adjustment** – Grauel explained this is an annexation of a large parcel owned by Miller on Suedberg Road being annexed to Lehman’s property with a small residue tract in the middle of the property. Fasnacht said Parcel B is being annexed to the front portion onto Route 443 and Parcel A is being annexed to the Lehman property, this would be a continuous property to the Lehman’s property.

- §401.1 *Plans shall be drawn at a maximum scale of one inch (1”) equals fifty feet (50’).* Fasnacht said this was a larger scale. The Planning Commission approved the larger scale.
- §401.2.M *Provide tax map sheet for tract being subdivided (deed book 933, pg. 294).* Grauel said there are two (2) separate deeds for one (1) parcel number. Fasnacht said he received information explaining this.
- §401.2.P *Based on TBS in the legend, provide clarity between existing property corners to be reset and proposed property corners to be set.* Grauel explained he will either set a new property pin or uncover the existing property pin in the field.
- §401.2.Q *Clarify access to existing cabin shown in Annexation Parcel A.* Grauel said the cabin is unoccupied and the Lehman’s do not plan to occupy the cabin so there is no access being proposed.
- §401.3 *Provide proposed legal descriptions in accordance with this section.* Fasnacht said he received the legal descriptions before the meeting and he will review.

Fasnacht said the Planning Waiver & Non-Building Declaration is here for the Planning Commissions approval. A motion was made by Stump to sign the Planning Waiver & Non-Building Declaration for the Miller-Lehman – Annexation Boundary Line Adjustment, Stahl seconded the motion, all were in favor; motion carried 3 to 0.

CORRESPONDENCE – Fox mentioned we received a Zoning Hearing Board notice for March 24, 2016 for the Fanelli Group requesting a special exception for recreational use on their property located at 2 Pleasant Valley Road.

PUBLIC COMMENT –No public comment.

ADJOURNMENT – At 7:15 PM Stump moved to adjourn the meeting and Stahl seconded the motion, all were in favor and the motion carried 3 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on April 6, 2016 at Planning Commission Meeting

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