

PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
May 4, 2016 MEETING MINUTES



CALL TO ORDER – Chairman Frank Fox called the May 4, 2016 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, Craig Kramer, and John T. Stahl. Thomas Daubert was absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Heath Machamer, OTM, list on file.

PUBLIC COMMENT ON AGENDA ITEMS – No comments were received.

MINUTES – April 6, 2016 Minutes -Stump motioned to approve the April 6, 2016 minutes, 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

- **Aungst, Lloyd and Margaret – Minor Subdivision** – Machamer said he received a letter from PennDOT today regarding the second driveway and distributed copies to the Planning Commission. Machamer summarized the letter which indicates the sight distance is inadequate due to the geometry of the road and existing physical structures. Machamer discussed PennDOT’s option of removing vegetation but the stone wall and foundation would still be in the sight line and access onto another road is not an option. Machamer said Aungst has been utilizing the existing driveway for 20 years for the construction business. After a brief discussion Fasnacht summarized the options are to deny the subdivision or to accept how they tried to maximize finding the second driveway. Fasnacht said the plan would need to be revised to update the site distances, take the potential future driveway off of plan and with a statement with the sale of the top lot for a prescriptive easement. Fasnacht said minimizing the driveway to 30’ is reasonable to maximize the use in this situation. There was a brief discussion on possible options and the Planning Commission agreed to support Aungst to use the existing driveway. The Aungst Minor Subdivision was tabled until next month; Machamer will submit revised plans to the Township for the June’s meeting.

A motion was made by Stump to approve an extension ending August 10, 2016 for the Lloyd and Margaret Aungst – Minor Subdivision Kramer seconded the motion, all were in favor; motion carried 4 to 0.

- **Stahl, John – Boundary Line Adjustment** – Fasnacht said the DEP approval for the Planning Waiver & Non-Building Declaration was received. Fasnacht said the engineer revised a few lines and the plan is acceptable for the Planning Commission’s approval. John T. Stahl recused himself from voting. A motion was made by Stump to approve the Stahl, John H. - Boundary Line Adjustment, Kramer seconded the motion, all were in favor; motion carried 3 to 0. Fasnacht said the extension requested would not be required.
- **The Villas at Pine View Phase 2 - Final Plan** – Machamer said presently Mr. Riehl’s attorneys are working on legal agreements. Fasnacht explained Riehl’s attorney sent a letter to the Township solicitor about an old letter of credit (LOC) and not needing to construct the existing road. Fasnacht read a section of the Township solicitors letter, “It is my understanding the prior developer CH Klinger, Inc. is no longer an active corporation or is otherwise defunct for all intents and purposes. The LOC issued in this matter was not renewed by the Developer. The LOC has since expires. Union Bank and Trust Company would undoubtedly take the position that the LOC is expired and as such they have no liability with respect thereto. To further complicate things, Union Bank and Trust Company no longer exists. That financial institute merged into Riverview Bank. It is my understanding the new Developer purchased the property including the Roadways in Phase 1 and, as such, the Township would require additional security be posted and/or the Phase 1 Roadway paved.” Machamer will continue with the subdivision plans once the legal aspects are resolved.

A motion was made by Stump to approve an extension ending November 9, 2016 for the Villas at Pine View Phase 2 – Final Plan Stahl seconded the motion, all were in favor; motion carried 4 to 0.

Fasnacht mentioned the items that are outstanding are: water, sewer, Township Fire Chief review, trees, street lighting, signage, Homeowners Association must be legally organized before the plan can be approved, open space documentation, financial security, Development and Maintenance Agreements. Fasnacht said there are follow up items and some minor revisions. Stahl questioned the responsibility of the stormwater. Machamer said this is part of the stormwater agreements they are looking to have the Home Owners Association take over.

NEW BUSINESS - No new business.

CORRESPONDENCE - Fox mentioned there is a Zoning Hearing Board Special Meeting.

PUBLIC COMMENT –No public comment.

ADJOURNMENT – At 7:20 PM Stump moved to adjourn the meeting and Kramer seconded the motion, all were in favor and the motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on June 1, 2016 at Planning Commission Meeting

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