

**PINE GROVE TOWNSHIP PLANNING COMMISSION  
175 OAK GROVE ROAD, PINE GROVE, PA 17963  
JUNE 1, 2016 MEETING MINUTES**



**APPOINT TEMPORARY CHAIRPERSON** - John Stahl nominated Ray Stump to be temporary chairperson, Craig Kramer seconded the motion, all were in favor motion carried 3 to 0.

**CALL TO ORDER** – Temporary Chairman Ray Stump called the June 1, 2016 meeting to order with the Pledge of Allegiance at 7:12 PM. Attending were Planning Commission Members Ray Stump, Craig Kramer, and John T. Stahl. Frank Fox and Thomas Daubert were absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Brynn Schaffer OTM, Matthew Brandt, John Mars, list on file.

**PUBLIC COMMENT ON AGENDA ITEMS** – No comments were received.

**MINUTES** – May 4, 2016 Minutes -Stahl motioned to approve the May 4, 2016 minutes, Kramer 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**

- **Aungst, Lloyd and Margaret – Minor Subdivision** – Fasnacht said there were two minor comments, one comment was to remove text from the plan, this was revised. Fasnacht said the driveway meets the definition of an access drive accessing two properties. Bryan Schaeffer from OTM requested a waiver for “access drives shall be constructed to conform to all requirements of a local street except that no right-of-way must be provided”. Schaeffer said he will submit a formal written request to the Township. Fasnacht said after the approval of the waiver the plan is ready for approval.

A motion was made by Kramer to grant a waiver to the access drive, Stahl seconded the motion, all were in favor; motion carried 3 to 0. A motion was made by Stahl to approve the Lloyd and Margaret Aungst – Minor Subdivision Plan, Kramer seconded the motion, all were in favor; motion carried 3 to 0.

- **Matthew Brandt, LLC– Final Land Development Plan** – Fasnacht said he visited the site and that Brandt does not plan to move his business to the site, he intends to sell the lot. Fasnacht said 90% of the work is complete. Fasnacht said that Brand has bonding with PennDOT and the remaining improvements to the site are the roof drains, wearing course of the paving, sight lighting, and the utilities connections (the utility companies would witness the installation). Fasnacht said he is satisfied with the site improvements and no further financial security is required. Fasnacht said the fee in lieu of land was submitted to the Township prior to the meeting.

A motion was made by Stahl to approve the Matthew Brandt, LLC - Final Land Development Plan, Kramer seconded the motion, all were in favor; motion carried 3 to 0. Fasnacht said the extension requested would not be required.

- **Mars Diesel LLC -- Final Land Development Plan** – Fasnacht said he visited the site and the bulk of the earth work is complete. Fasnacht said they are working on the stabilization and about 25% of the original estimate is completed. Fasnacht said a two months’ extension beyond July 6<sup>th</sup> was requested but he would recommend a 30-day extension to evaluate how the site improvements are progressing and then consider future extensions. Fasnacht said the remaining items are: provide land development agreement, performance guarantee, and the fee in lieu of land. John Mars said he believes he need the extension and he hopes to be able to stone the lot in the next two weeks. Mars said currently they are stoning the banks, setting the cones and the rain has delayed their progress.

A motion was made by Stahl to approve an extension ending September 14, 2016 for the Mars Diesel, LLC– Final Land Development Plan, Kramer seconded the motion, all were in favor; motion carried 3 to 0.

**NEW BUSINESS** - No new business.

**CORRESPONDENCE** – Stump said we received Thomas Daubert’s resignation from the Planning Commission, information from Atlantic Sunrise, and an updated section to the MPC Subdivision and Land Development Section.

**PUBLIC COMMENT** –No public comment.

**ADJOURNMENT** – At 7:20 PM Kramer moved to adjourn the meeting and Stump seconded the motion, all were in favor and the motion carried 3 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on October 5, 2016 at Planning Commission Meeting

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