

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



CALL TO ORDER –Chairman Frank Fox called the November 2, 2016 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, John T. Stahl, Ray Stump and Andrew Logsdon. Craig Kramer 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 – October 5, 2016 - Stahl made a motion to approve the October 5, 2016 minutes and Stump seconded the motion; all were in favor and the motion carried 4 to 0.

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS

The Villas at Pine View Phase 2 – Final Subdivision & Land Development Plan Fox said the plan expires on November 9 and we received an extension request. A motion was made by Stahl to grant the extension ending May 10, 2017, Logsdon seconded the motion, all were in favor; motion carried 4 to 0. Machamer explained the stormwater easement and emergency access agreements needs one signature and when the signature is secured they will address the Benesch’s comments for a final submission.

Eugene Martin – Proposed Poultry Barns – Preliminary/Final Land Development Plan – Fox said we received the Zoning Officer and Floodplain Administrators Review for the revised plan. Fasnacht explained he and Joan Kimsey, Martins engineer, are addressing the stormwater comments on page two of the October 24 review letter. Fasnacht mentioned the following comments:

- §702.2.C *Provide County Conservation District and Township Fire Chief...*Fasnacht said Kimsey is working on getting the Conservation District approval and Hummel has e-mailed the Fire Chief.
- §804.4 *A waiver of Section §1126 for open space/recreation areas was recommended to the Supervisors on 10/5/2016.* Fasnacht said the Board of Supervisors did not take action on the open space waiver but in his discussions with Kimsey, the applicant will be offering a reduction to the fee on their next submission.
- §804.9 *Performance Agreement...*Fasnacht said they are making process on the Performance Guarantee.

NEW BUSINESS

Lehman, Matthew & Meloni – Minor Subdivision Final Plan Fox mentioned we received the County, Zoning Officer and Floodplain Administrators Reviews. Machamer explained the Lehman’s are subdividing a 9.17 acre parcel into two lots, one lot has the well, septic and the existing improvements and the other lot will be 7.69 acres retained for recreational purposes.

- §504.2.H(5) *Indicate utility easement for aerial utilities along the frontage of the residual tract and Lot #1.* Machamer said there is no record of an easement, but he has a plan update and they are proposing a 10’ easement inside the property/right-of-way line.
- §504.2.J(5) *Provide PADEP approval for Request for Planning Waiver & Non-Building Declaration.* Fasnacht mentioned we do have a request of Planning Waiver & Non-Building Declaration for the Planning Commission decision. Stahl questioned why this is required. Fasnacht explained this is required by DEP for when creating a lot you need to prove there is a suitable sewage/disposal system on the property, and to notify DEP they are subdividing.

A motion was made by Stump and seconded by Logsdon for the Chairman to sign the Planning Waiver & Non-Building Declaration for the Matthew and Meloni Lehman Minor Subdivision Final Plan. Stump, Logsdon, and Fox were in favor of the motion, Stahl opposed; motion carried 3 to 1,

Machamer said possibly in December he would like to provide an update to the Planning Commission on the County Floodplain Restoration Project located at the North End behind Penn Dye. Machamer said the intent is to get input from the Township and the Borough on this project. Machamer said the restoration project will affect the Villas at Pine View Phase 2 plan.

CORRESPONDENCE

Zoning Hearing Board - Fox mentioned there will be a Zoning Hearing Board on November 17, 2016 at 6:30 PM for Bergers Market.

Atlantic Sunrise Project update Fall 2016 – Fox mentioned we received the Atlantic Sunrise Project update.

PUBLIC COMMENT –No public comment.

ADJOURNMENT – At 7:12 PM Stump moved to adjourn the meeting and Logsdon seconded the motion, Stump, Logsdon. Stump, Logsdon, and Fox were in favor of the motion, Stahl opposed the motion; motion carried 3 to 1.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on December 7, 2016 at Planning Commission Meeting

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