

PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
February 1, 2017 MEETING MINUTES



CALL TO ORDER –Chairman Frank Fox called the February 1, 2017 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, John Stahl and Andrew Logsdon. Member Craig Kramer was absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, OTM Heath Machamer, Robert Zimmerman, Richard Werner, Mike Balthaser, list on file.

PUBLIC COMMENT ON AGENDA ITEMS – Heath Machamer said he would like to speak to the Planning Commission at Public Comments on a project.

MINUTES – January 4, 2017 Minutes -Stahl recused himself from voting, he was not present at the January meeting. Stump motioned to approve the January 4, 2017 minutes, Logsdon seconded the motion; all were in favor and the motion carried 3 to 0.

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS – Mars Diesel Inc. – Land Development Final Plan – Fox mentioned we received a six-month extension request. Machamer said because the current extension ends before spring Mr. Mars is requesting an extension. Stump mentioned the present extension ends March 8th. Stump made a motion to table the extension for the Mars Diesel Land Development Final Plan until next month. Logsdon seconded the motion, all were in favor; motion carried 4 to 0. Fasnacht said the comment on Machamer’s letter referencing the cost estimate states the project is substantially complete. Fasnacht wanted it noted the project is not substantially complete, the project must be 90% complete to be considered substantially complete.

NEW BUSINESS – Pine Grove Ten Pin - Sketch Plan - Machamer said he gave a brief presentation at the last Planning Commission meeting. Machamer displayed the plan and explained on page 3 the existing driveway and the condition of the approximately 60 acres property on Long Stretch Road.

Machamer referred to page 4 and explained the existing club house will be demolished and a new club house will be erected. Fasnacht said the new club house on the plan is 48’ x 120’ and the Zoning Hearing Board approved a 45’x 120’. Fasnacht asked would the club like to erect a 48’ x 120’, if so they will need to go to the Zoning Hearing Board for the larger building? After a brief discussion, Robert Zimmerman said 45’ would be fine. The question arose as to the reason for the original Zoning Hearing Board, Fasnacht said to expand a non-conforming use.

Machamer illustrated the locations of the current driveway and the driveway to be closed per the Zoning Hearing Board’s decision. Machamer said the club would like to utilize the existing stone driveway and existing stone parking area. Machamer said they would macadam behind the building for deliveries, the handicap parking area, and a proposed drainage swale around the building. Machamer said the current stormwater drainage per foot is almost even with the amount of the proposed drainage. Machamer asked about the stone parking area and driveway. Fasnacht said it is not a requirement to pave your entire property. Werner questioned is this a zoning issue? Fasnacht said the number of parking spaces, dimensions and the use of the building are zoning issues. Fasnacht said the Planning Commission deals with the stormwater, erosion control approvals, if the driveways are large enough for the use, and the design, not the dimensions or parking.

Machamer explained the problem with the 24’ driveway is the site distance for a 40mph speed limit on Long Stretch Road. Machamer said PennDOT requires 389’ for 40 mph speed limit the present driveway is 300’. Machamer said if the speed limit is 35 mph the 300’ is enough site distance. Fasnacht said a Land Development pertains to the site triangles; the PennDOT requirement are Zoning not the Planning Commission. Fasnacht said the choices are: a Zoning Hearing Board variance for the driveway section in the Zoning Ordinance or provide the site distance.

Machamer asked about an option to reduce the speed limit to 35mph on Long Stretch Road. Fasnacht said this would require an engineering speed study, the Township adopting an Ordinance for the speed limit, and the legal fees. Fasnacht said he believes the applicant would be requested to pay for the speed limit change, not the Township. Werner mentioned about petitioning everyone on the Long Stretch Road about reducing the 40 mph speed limit. Mike Balthaser expressed his opinion about the speed, the distance to the corner and where on Long Stretch could you travel at 40 mph.

Fasnacht asked if there is an alternate location for the driveway, such as moving the driveway. Machamer said the bank is almost vertical off the roadway and they are trying to stay below the 1 acre disturbance so an NPDES permit would not be required. Fasnacht said the driveway questions are PennDOT requirement and zoning issues, the club may want to request a variance from the Zoning Hearing Board.

Richard Werner mentioned the driveway goes up to a bank, there is no shoulder on the road and is an existing driveway since 1935. Machamer said moving the bank would need stabilization and would require more disturbance. Fasnacht explained it is not grandfathered since you are improving the property and the driveway needs to have access for 2 cars. Fasnacht suggested the club members talk to their engineer about the changing the speed limit process, Planning Commission requirements, and other approvals required.

Machamer asked about §602.2.O on the comment letter. Fasnacht said it is referring you to the Township Zoning Ordinances. Fasnacht also said the SALDO requires a curbed driveway. Fasnacht said based on the nature of the site a waiver could be requested for the curbed driveway from the Planning Commission. Fasnacht asked about §602.2M, the water and sewer for the larger building. Machamer said they have public sewer and on lot water.

CORRESPONDENCE – No correspondence.

PUBLIC COMMENT – Machamer explained the Pine Grove Fish and Game is considering purchasing the Brookside Court trailer park to construct ball/recreation fields and a concession stand. Machamer distributed pictures of the floodplain and showed the whole property is in the floodplain. Machamer mentioned they will need the modeling for the floodplain showing the floodplain was not increased. Fasnacht said Lehigh Engineering, LLC is the Township's Floodplain Administrator and they would deal with the floodplain and the grading. Fasnacht said if they construct the fields first it would not meet the definition of a Land Development Plan; depending on what type of building they are proposing would determine if they would need a Land Development Plan.

ADJOURNMENT – At 7:17 PM Stump moved to adjourn the meeting and Logsdon seconded the motion, all were in favor and the motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on March 1, 2017 at Planning Commission Meeting