

A motion was made by Stahl to grant a waiver for Preliminary Plan §304 to Preliminary/Final Plan, Kramer seconded the motion, all were in favor; motion carried 4 to 0. A motion was made by Stahl to grant a waiver to §1123.14 on-site infiltration and field testing based on the NPDS Plan and the Wyoming County Conservation District review, Logsdon seconded the motion, all were in favor; motion carried 4 to 0. A motion was made by Stahl to grant a waiver of §804.9 guarantee of improvements, Kramer seconded the motion, all were in favor; motion carried 4 to 0.

PUBLIC COMMENT

Mars Diesel LDP Major Subdivision Final Plan -John Mars requested a six-month extension for the Mars Diesel Plan. Mars said trees are planted, everything is stabilized, and he is receiving black top quotes. Machamer said his office will be coordinate closing out the NPDS Permit. Mars said he will have the property black topped by the end of the year. A motion was made by Kramer to approve a six-month extension ending March 14, 2018 for Mars Diesel LDP Major Subdivision Final Plan, Logsdon seconded the motion, all were in favor; motion carried 4 to 0.

Pine Grove Fish and Game Base Plan Aerial - Machamer displayed an aerial map, before the flood, and said the Pine Grove Fish and Game would like to create a recreation area (baseball, softball, soccer fields and a possible walking path) on property they recently acquired which was the old mobile home park near Geary Wolfe Road. Machamer said the entire area is floodplain, the plan would go to the Floodplain Administrator, Township Engineer, and FEMA. Machamer said the area is mostly flat so there is not much change to the surface. Machamer mentioned about cleaning up the area and to maintain the property, which would be to demolition one home and the removal of concrete pads.

Stahl asked about the trees. Machamer said they would do a wetlands delineation and he believes it is possible to accomplish without removing many or any of the trees, a possible location for a walking trail.

Leon Stager mentioned the Joint Treatment Authority (JTA) has an easement across the Fish and Games property and they spoke to the JTA about installing gates with a lock. Stahl expressed his concern about the parking and the entrance at the bridge. Machamer said they will be looking at their property on both sides of Geary Wolfe Road and the entrance at the bridge, they will be doing evaluations and requesting the Township input. Stager expressed it is for the community and they would like a playground, rest rooms and a concession stand, there is water and sewer there. Mars said the Pine Grove Fish and Game is a 100% non-profit organization and they give back to the community. Machamer mentioned because it is a recreation facility they may come the Township to request relief from some of the fees.

Fasnacht said to consider phasing the project, if you are not proposing a building the Planning Commission would not be involved. Fasnacht said if you are moving dirt for ball fields you would contact the Floodplain Administrator and the Conservation District. Machamer said he will discuss with the Pine Grove Township Fish and Game members Ryan's suggestion of phases.

Bohler/Daubert- Sketch Plan – Machamer said the property is located North of Sweet Arrow Lake and is at the Washington and Pine Grove Township line. The property is approximately 24 acres with an existing farm house. Machamer said there was a previously approved plan by Bob Lehr for the easement. Machamer said the grandson would like to purchase the farmhouse and 10 acres. The property line is very close to the home and has an existing easement. Machamer said the residual tract will be used for agricultural and/or recreation but they would need to extend the access easement. Fasnacht said the access is a zoning issue.

CORRESPONDENCE – Letter of Support – CFA Grant Applications (Bridges) Fox mentioned support letters for the CFA grant application for the bridges were signed and submitted.

ADJOURNMENT – At 7:32 PM Kramer 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 September 6, 2017 at Planning Commission Meeting
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