

PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
October 4, 2017 MEETING MINUTES



CALL TO ORDER – Chairman Frank Fox called the October 4, 2017 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, John Stahl, and Andrew Logsdon. Members Ray Stump and Craig Kramer were absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Shawn Donahue (R & J Rental Surveyor), Heath Machamer (OTM), Marlin Hummel, list on file.

PUBLIC COMMENT ON AGENDA ITEMS – No public comment.

MINUTES – September 6, 2017 Minutes - Logsdon motioned to approve the September 6, 2017 minutes, Stahl seconded the motion; all were in favor and the motion carried 3 to 0.

PERSONS TO BE HEARD – Machamer requested to present information at the end of the meeting.

OLD BUSINESS – Sweet Arrow Lake Waterfall Development Project – Preliminary/Final Land Development – Fox said we received a 3-month extension request from WJP Engineering for the Sweet Arrow Lake Waterfall Development Project. A motion was made by Stahl to approve the Sweet Arrow Lake Waterfall Development Project extension ending January 10, 2018, Logsdon seconded the motion, all were in favor; motion carried 3 to 0

The Villas at Pine View Phase 2 – Final Plan – Fox mentioned we received a request for a 3-month extension for The Villas at Pine View Phase 2. A motion was made by Stahl to approve The Villas at Pine View Phase 2 extension ending January 10, 2018, Logsdon seconded the motion, all were in favor; motion carried 3 to 0.

NEW BUSINESS – R & J Rental LLC Lot Line Adjustment & Minor Subdivision – Shawn Donohue, surveyor, briefly explained the Zoning Hearing Board variance approval. Donahue displayed the plan and explained they are proposing a new driveway for the front lot and the existing easement will be for lot 2. Fasnacht went over the comments:

- §504.2.A *Verify bearings, distances, and closure of Parcel A.* Donahue said he will correct
- §504.2.F *Provide PADEP Sewer Approval.* Fasnacht said the letter was received today.
- §504.2.H(4) *Show existing aerial utility/electric lines and existing stormwater.* Donahue said he will indicate.
- §504.2.L *Remove Zoning Officer block.* Donahue said he will remove.
- §504.2.L(1) *Revise general note 7...*Donahue said he will change the note.
- §504.2.Q *Place the NPDES general note on the plan...*Donahue said he received the information and will include the note on the plan. Donahue said the note for the driveway will also be added.

Marlin C. & Donna L. Hummel Minor Subdivision - Final Plan – Machamer displayed the plan and showed the existing private lane to Trumbo and explained the Zoning Hearing Board approval to subdivide the property into three (3) lots. Machamer said the Hummel’s have decided to subdivide the property into two (2) lots which Hummel would retain the residue, Lot 1, and the access; Lot 2 would be for his daughter in the future. Machamer said the reason for the subdivision is for financing purposes. Fasnacht asked Hummel why he is not subdividing into the three (3) approved lots. Marlin Hummel explained originally one lot was to be his daughter’s, one his son’s and the third was to be his. Hummel said his son preferred not to move so he will keep the extra lot for themselves. Fasnacht reviewed the comments:

- §504.2.A(1) *Verify bearings and distances...*Machamer said they will comply.
 - §504.2.J(5) *Provide Sewer Planning Module approval...*After a brief discussion, Machamer said he will submit a Planning Waiver & Non-Building Declaration to the SEO.
 - §504.2.J(6) *Show locations of Percolation Tests.* Machamer will show locations.
 - §504.2.M *Provide original signatures on ...*Machamer will provide.
- 1123 & 1125

PUBLIC COMMENT

Sketch Plan for Blankenhorn - Machamer displayed a Sketch Plan that will be an annexation/minor subdivision. Machamer said Keith Blankenhorn has a parcel he uses for recreational purposes and he would like a 50' strip to access the large parcel. Machamer said there is an existing dwelling and garage on Lot 1 and Mike O'Neal owns the adjacent property. Machamer said he explained to his clients the frontage, 1.5-acre, and easement requirements. O'Neal would like more property but Machamer explained there is no more land and still be able to meet the Township's requirements. Machamer said the owners asked him to bring it to the Planning Commission and ask if a 50' easement is a set requirement for the residual tract. Fasnacht said this is a zoning issue.

CORRESPONDENCE – No correspondence to discuss.

ADJOURNMENT – At 7:15 PM Logsdon moved to adjourn the meeting and Stahl seconded the motion, all were in favor and the motion carried 3 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on November 1, 2017 at Planning Commission Meeting

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