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

CALL TO ORDER – Chairman Frank Fox called the November 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, Andrew Logsdon, and Craig Kramer. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Heath Machamer (HNT), Marlin Hummel, list on file.

PUBLIC COMMENT ON AGENDA ITEMS - No public comment.

MINUTES – October 4, 2017 Minutes - Stahl motioned to approve the October 4, 2017 minutes, Logsdon seconded the motion; all were in favor and the motion carried 5 to 0.

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS – Sweet Arrow Lake Waterfall Development Project – Preliminary/Final Land Development – Fasnacht said we received the NPDS approval and the schedule; they will receive bids over the winter and construction is to begin in the spring. Fasnacht said the plan is ready for approval. A motion was made by Stump to approve the Sweet Arrow Lake Waterfall Development Project Preliminary/Final Plan Land Development Plan to the Board of Supervisors for approval, Kramer seconded the motion, all were in favor; motion carried 5 to 0.

R & J Rental LLC Lot Line Adjustment & Minor Subdivision – Fasnacht said the comments were addressed and the plan is ready for approval. A motion was made by Logsdon to approve the R & J Rental LLC Lot Line Adjustment & Minor Subdivision to the Board of Supervisors for approval, Stump seconded the motion, all were in favor; motion carried 5 to 0.

Marlin C. & Donna L. Hummel Minor Subdivision - Final Plan — Fasnacht said the comments have been addressed but no action can be taken until we received the Planning Waiver & Non-Building Declaration. Fasnacht explained the procedure to Marlin Hummel. Heath Machamer HNT (formally OTM) arrived at 7:05 PM and asked if the Township submitted the non-building module. Hummel explained the module was not accepted with the revised plan because it was not signed by the SEO. Machamer said he submitted the plans to Larson Design and he will check with Jeremy Bentz on the status. With the time requiring to obtain signatures and DEP approval Hummel mentioned a plan extension request will be required at the December meeting.

NEW BUSINESS – Aungst Minor Subdivision & Boundary Line Adjustment – Final Plan –Machamer displayed the plans and gave a brief overview. The purpose of the subdivision is to expand Blankenhorn's hunting area and to sell (Aungst) the existing home and garage. Machamer explained Annex Parcel "A" will annex a strip of land to the O'Neal property, the Residue Tract of 8.746 acres will retain a 50' strip of land to give frontage to Birds Hill Road, and Lot #1 is 1.509 acres has the existing home and garage. Machamer said the annexation will make the O'Neal property more conforming to the Zoning Ordinance. Machamer mentioned Lot #1 (Aungst) has an existing dwelling, well, septic, and no new construction is proposed. Machamer said Larson Design was scheduled to locate a replacement area for the septic and he will submit the Non-Building Waiver. Fasnacht went through the comments:

§502.1.F	Include adequate legend. Machamer said he will do.
§502.2.C(1)	Provide Act 247 County approval. Fasnacht said the County review was not received.
§504.2.A(1)	Include bearings and distance along southern border of Lot #1, Annex Parcel "A", and the O'Neal Parcel. Machamer said he will do.
§504.2.G(4)	Show soil types and boundaries Machamer said he will do.
§504.2.H(4)	Include location of existing well on Lot #1 and O'Neal Parcel. Machamer met with the owners and he will note the location on the plan.
§504.2.I	Verify location of site in reference to Township lines Machamer said he will update.

§504.2.J(1)	Include tract acreage of proposed O'Neal Parcel including Annex Parcel "A". Machamer said he will do.
§504.2.L(1)	Include applicable zoning district Machamer said he will do.
§504.2.L(4)	Include proposed building setback lines on the O'Neal Parcel. Machamer said he will comply.
§504.2.M(1)	Include owners signature for the Aungst Certificate of Ownership. Machamer said he will e-mail the updated plan to Fasnacht and when everything is addressed he will obtain signatures.

PUBLIC COMMENT Machamer said he would like to update the Planning Commission that he and his partner parted ways, but his contact information is the same. Machamer gave Fasnacht and Hummel his new card HNT Engineering & Surveying (High Northern Terrain).

CORRESPONDENCE – No correspondence to discuss.

ADJOURNMENT – At 7:13 PM Stump moved to adjourn the meeting and Logsdon seconded the motion, all were in favor and the motion carried 5 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on December 6, 2017 at Planning Commission Meeting

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