

**PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
JANUARY 3, 2018 MEETING MINUTES**



APPOINT TEMPORARY CHAIRPERSON – Ray Stump made a motion to nominate Frank Fox as temporary chairperson and John Stahl seconded the motion; all were in favor and motion carried 3 to 0.

CALL TO ORDER –Temporary Chairman Frank Fox called the January 3, 2018 meeting to order with the Pledge of Allegiance at 7:16 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, and John Stahl. Also in attendance were Township Manager Kathy Ferguson (acting secretary), Township Engineer Ryan Fasnacht, Supervisor Howard Lengel, Heath Machamer, OTM and Larry Hoffman. Planning Commission Member Craig Kramer, Member Andrew Logsdon, and Secretary Cynthia Hummel were absent.

PUBLIC COMMENT ON AGENDA ITEMS – No comments were received.

ACKNOWLEDGE APPOINTMENT AND REAPPOINTMENT – Fox acknowledged Frank Fox’s reappointment to the Planning Commission.

APPOINT CHAIRPERSON – Stump made a motion to nominate Frank Fox as 2018 Chairman and Stahl seconded the motion; all were in favor and motion carried 3 to 0.

APPOINT VICE-CHAIRPERSON – Stump made a motion to nominate John Stahl as 2018 Vice-Chairman and Fox seconded the motion; all were in favor and motion carried 3 to 0.

ESTABLISH TIMES, DATES, AND LOCATION OF MONTHLY MEETINGS – Stahl made a motion for the Planning Commission meetings to be on the first Wednesday of each month at 7:00 PM at the Township Municipal Building and Stump seconded the motion; all were in favor and motion carried 3 to 0. Stump made a motion to hold the July 2018 meeting on July 10th instead of July 4th. Stahl seconded the motion, all were in favor and motion carried 3 to 0.

MINUTES - December 6, 2017 Minutes – The minutes were tabled until a quorum of members who attended the December meeting are present to approve them.

Annual 2016 Report to Board of Supervisors - Fox noted the annual report was distributed for the Board to review. Ferguson said Hummel prepared a great report listing all the work accomplished by the Planning Commission in 2017 and thanked them for their work.

PERSONS TO BE HEARD – No requests to be heard were received.

OLD BUSINESS

- **Villas at Pine View Phase 2**– Heath Machamer said Mr. Riehl is working with two potential developers who are considering purchasing the development, the extension request is for three months. Stump moved to approve a three month extension for the Villas at Pine View Phase 2, expiring April 11, 2018. Stahl seconded the motion, all were in favor and motion carried 3 to 0.
- **Aungst Minor Subdivision & Boundary Line Adjustment Final Plan** – Fox said a response was received from DEP on the Planning Waiver and Non-Building Declaration and they did not accept it. Machamer said Township SEO Jeremy Bentz and he disagree with DEP’s decision; Bentz has issued a letter to DEP and they are waiting for a response before making any changes. Stump moved to approve a three month extension request on the Aungst Minor Subdivision & Boundary Line Adjustment Final Plan, expiring April 11, 2018. Stahl seconded the motion, all were in favor of the motion and motion carried 3 to 0.
- **Marlin C. & Donna L. Hummel Minor Subdivision & Boundary Line Adjustment Final Plan** – Fox said DEP also did not accept the Planning Waiver and Non-Building Declaration for the Hummel Plan. Machamer said he and Bentz discussed the plan and because it is a building lot they believe DEP will require a Component 1, so his office will prepare the Component 1 for submission. No action was taken by the Planning Commission.

OLD BUSINESS, cont,

- **Venszl 4-Lot Minor Subdivision Final Plan** – Fox said the County review was received and DEP did not accept the Planning Waiver and Non-Building Declaration. Machamer said he has been authorized by Kevin Bensinger’s office to represent the plan this evening and the situation is the same as the Aungst plan; Bentz has submitted a letter to DEP in the same manner as Aungst. No action was taken by the Planning Commission.

NEW BUSINESS

- **Robert W. & Elizabeth F. Pugh Minor Subdivision Plan** – Fasnacht said we do not have a plan review, only the Planning Waiver and Non-Building Declaration. Fasnacht said the intent of the plan is to subdivide the existing home off a larger parcel on SR443. Stahl moved to authorize Fox to sign the Planning Waiver and Non-Building Declaration for the Pugh Minor Subdivision Plan. Stump seconded the motion, all were in favor of the motion and motion carried 3 to 0.

CORRESPONDENCE - Fox reviewed the Public Notice for a Zoning Hearing to be held on January 25, 2018, for Pine Grove Borough, for a Special Exception and Variances to place a water storage tank on Lot 71, Woodhaven Vista Drive.

PUBLIC COMMENT – No public comment.

ADJOURNMENT – At 7:26 PM Fox moved to adjourn the meeting and Stump seconded the motion, all were in favor and the motion carried 3 to 0.

Respectfully Submitted,

Kathy Ferguson
Township Manager

Approved on February 12, 2018 at Planning Commission Meeting

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