

PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
February 12, 2018 MEETING MINUTES



CALL TO ORDER – Chairman Frank Fox called the February 12, 2018 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, Craig Kramer, and John Stahl. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, David Kavitski (BMC Engineering), Ronald Aungst (Pine Vista), Len Clark (Pine Grove Borough Street/Water Supervisor), list on file.

PUBLIC COMMENT ON AGENDA ITEMS – No public comment.

MINUTES – December 6, 2017 & January 3, 2018 Minutes - Stump motioned to approve the December 6, 2017 minutes, Kramer seconded the motion; Stahl abstained saying he was not present, all were in favor and the motion carried 3 to 0 with one abstention. Stahl motioned to approve the January 3, 2018 minutes, Stump seconded the motion; all were in favor and the motion carried 4 to 0.

PERSONS TO BE HEARD – No persons to be heard.

Stump requested the New Business be discussed first since the Pine Grove Borough were the only one’s present.

NEW BUSINESS – Pine Grove Borough Water Improvement Project Land Development – Final Plan – Fox mentioned the items on the agenda are the Zoning Officer review was denied, the Floodplain Administrator review, waiting on county review, waiver requests and a letter for PADER & PennVest. David Kavitski, BCM Engineer, displayed the plan and explained the Pine Grove Borough would like to install a million-gallon tank on Lot #1 on Woodhaven Drive in Pine Vista. The new tank will improve volume and provide better fire protection. Fasnacht said the applicant and BCM used a previous Land Development Plan (Pine Grove Township Authority) as an example, so a lot of waivers are following suit. Kavitski said the Zoning Hearing Board approved the special exception & variances. Kavitski mentioned the different order of submissions is because they are placing an application with PennVest for the project and hope to have it submitted by May. Fasnacht explained PennVest are grants and/or very low interest loans for infrastructure improvements for sewer/water projects.

Fasnacht reviewed the comments:

- §703.4.A.(3) *Information Required on All Layout ...* Fasnacht explained the entire out boundaries of adjoining properties are not required; indicate where they tie into the property and remove the waiver.
- §703.4.C.(4) *Show sanitary sewer lines on the plans.* Fasnacht said to indicate the sewer lines.
- §703.4.C.(1) *Verify the proposed road opening is permitted by the roadway/property owner.* Fasnacht asked if there is an agreement for ownership of the property. Kavitski said Ronald Aungst (Pine Vista) is the current owner, if everything is approved the Borough will take ownership. Fasnacht explained that August would be the applicant on the plan. Hummel asked about the owner being Daubert/Zimmerman. Ronald Aungst explained it is Daubert/Zimmerman doing business as Pine Vista Estates. Kavitski said Ronald Aungst is a corporate owner, not an individual owner.
- §703.5.E.(2) *Provide notary seal and Certificate of Ownership...* Fasnacht said Aungst would need to sign.
- §703.10.C *Verify impacts with sewer laterals along proposed drainage pipe profile.* Fasnacht said Aungst installed all the laterals and asked them to verify if there are any impacts.
- §704.6/804.7 *Development Statement and Schedule.* Fasnacht said they could remove the waiver from the plan and provide a verbal update at the meeting.
- §704.8 *Provide a copy of the deed if/once available.* Fasnacht said to provide a copy of the deed to the Township when it is available.
- §802.3.C.(5) *Provide Township Fire Chief review.* Len Clark said he spoke to Greg Pijar, he is going to look at the plan. Clark said they have a plan in the Borough for the Fire Chief to review.

- §802.4.A *Provide zoning approval.* Fasnacht said the zoning was denied because the Zoning Hearing Board minutes were not completed at the time of the review. Fasnacht said to update the plan with the variance and the conditions from the Zoning Hearing Board.
- §804.9 *Development Statement and Schedule.* Fasnacht said a waiver is required if you do not want to provide the Improvements Agreement. Fasnacht said they are requesting this waiver tonight. Kavitski agreed he is asking for this waiver tonight. Fasnacht said a formal request must be submitted to the Township.
- §1125 *Indicate the erosion and sediment perimeter controls...* Fasnacht said to add to the plan.
- §1132.4 *Landscaping.* Fasnacht said the review letter was issued before the Zoning Hearing Board information was received. Fasnacht said this is a condition of the Zoning Hearing Board Order and to add a note to the plan referring the Zoning Hearing Board conditions.

Fasnacht said the Borough could address the comments with a resubmission. Fasnacht mentioned two waivers they requested for §703.4.A(3) and §704.6/804.7 were not required. Fasnacht mentioned the waivers listed on the plan and the reasons he agrees with the requests:

- §703.5/1126 *Open space/recreation area* Fasnacht said due to its small size and it is a public utility project.
- §704.5/1123 *Stormwater Management* Fasnacht said stormwater management was on the original development.
- §803.3 *Landscape Plan* Fasnacht said they are asking for a waiver of separate landscaping, they will provide the Zoning Hearing Board conditions.
- §803.4.C *Erosion Control* Fasnacht said because of the small size of the site.
- §1105.3.A/110 5.4.A *Lot access for driveway width* Fasnacht said since it is a non-residential the requirements are 24' but in this case it is for maintenance and access to the tank.
- §1105.7.C *Lot access of minimum distance from an intersection* - Stahl asked about the access and size of the lot. Kavitski said there will be a small graveled pull off for them to check the tank, the tank is monitored by telemetry and does not have pumps. Fasnacht said the size of the lot is .246 acres. Stahl asked if this is a second request for an already approved development. Fasnacht explained the majority of the original development was in the Borough so the Township deferred the review to the County and because it is non-residential the Land Development is required. Stahl asked about the height of the tank. Kavitski said the tank is 65' tall and the residents near the tank will see the lower portion of the tank.

A motion was made by Stump to approve the following waivers for the Pine Grove Borough Water Improvement Land Development – Final Plan:

- §703.5/1126 for open space/recreation area
- §704.5/1123 stormwater management.
- §803.3 landscape plan
- §803.4.C erosion control
- §1105.3.A/1105.4.A lot access for driveway width,
- §1105.7.C for lot access of minimum distance from an intersection,

Kramer seconded the motion, all were in favor; motion carried 4 to 0.

OLD BUSINESS –Aungst Minor Subdivision & Boundary Line Adjustment – Final Plan - Fasnacht said we received DEP response for the Planning Waiver & Non-Building Declaration and we are awaiting revised plans.

Venzl 4-Lot Minor Subdivision – Final Plan – Fasnacht said we received DEP response and an extension request, everything has been satisfied and the plan can be submitted to the Board of Supervisors for approval. A motion was made by Stump to approve the Venzl 4-Lot Minor Subdivision – Final Plan to the Board of Supervisors for approval. Kramer seconded the motion, all were in favor; motion carried 4 to 0.

Robert W. & Elizabeth F. Pugh - Minor Subdivision – Final Plan – Fox said we received the reviews from the Zoning Officer, Floodplain Administrator, County and DEP response to the Planning Waiver & Non-Building Declaration for the Pugh Plan. Fasnacht said the Planning Commission signed the Planning Waiver & Non-Building Declaration at the last meeting and

the plan is ready to be approved. A motion was made by Kramer to approve the Robert W. & Elizabeth F. Pugh - Minor Subdivision – Final Plan to the Board of Supervisors for approval, Stump seconded the motion, all were in favor; motion carried 4 to 0.

Pine Grove Borough Water Improvement Project Land Development – Final Plan – (Continued) - BCM Engineering PADER & PennVest Review and Comment Letter - Fasnacht explained BCM sent a report (Uniform Environmental Review Storage Tank Upgrades for Pine Grove Borough Schuylkill County, PA February 2018 Prepared by BCM Engineers) to the Planning Commission to review. Fasnacht said it is a summary of all the environmental items from wet lands, historical impacts, alternatives they considered, and floodplain impacts. Fasnacht said due to the small nature of the project, nothing was identified for the studies completed so far. Fasnacht said the comments on the letter to BCM Engineering are:

1. *Provide a copy of the wetland and bog turtle ...* Fasnacht said for the site he does not expect wetland but they must perform the test and since it is winter they cannot perform at this time. We are asking them to provide copies of the reports to the Township.
2. *Provide copy of the Phase 1 Archaeological Survey and PHMC clearance.* We asked from to provide copies of the reports to the Township.
3. *A private airport...* Fasnacht we brought this to their attention about a private airport adjacent to the property and to further coordinate.

A motion was made by Stump to have Planning Commission Chairman sign the BCM Engineering PADER & PennVest review and Comment letter, Stahl seconded the motion, all were in favor; motion carried 4 to 0.

PUBLIC COMMENT No comments were received

CORRESPONDENCE – Fox mentioned revised DCED Planning Series #2 the Planning Commission, the Statement of Financial Interest, and LST forms were distributed to Planning Commission members.

ADJOURNMENT – At 7:27 PM Stahl moved to adjourn the meeting and Kramer seconded the motion, all were in favor and the motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on March 12, 2018 at Planning Commission Meeting

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