PINE GROVE TOWNSHIP PLANNING COMMISSION 175 OAK GROVE ROAD, PINE GROVE, PA 17963 December 6, 2017 MEETING MINUTES

CALL TO ORDER – Chairman Frank Fox called the December 6, 2017 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, Craig Kramer, and Andrew Logsdon. John Stahl was absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Township Manager Kathy Ferguson, Heath Machamer (HNT), Kevin Bensinger (K.L. Bensinger, Inc.), list on file.

PUBLIC COMMENT ON AGENDA ITEMS – No public comment.

MINUTES – November 1, 2017 Minutes - <u>Kramer motioned to approve the November 1, 2017 minutes, Logsdon seconded the motion; all were in favor and the motion carried 4 to 0.</u>

PERSONS TO BE HEARD – No persons to be heard.

OLD BUSINESS – Marlin C. & Donna L. Hummel Minor Subdivision - Final Plan & Aungst Minor Subdivision & Boundary Line Adjustment – Final Plan - Fasnacht made a statement "The Township today was put on legal notice with regards to both the Hummel plan and also the Aungst plan and until the parties responsible for the plan have those issues resolved the Township won't be acting on any.." Machamer interrupted and said "that was the opinion of that letter." Fasnacht said "That is the opinion of the Township Solicitor." Machamer mentioned his clients (Plan applicants), the Hummels' and Mr. Blankenhorn, are present at tonight's meeting and he has letters signed by the applicants to present to the Planning Commission. Machamer said, "I was 90% owner of OTM, I decided to sell out of that company, October 20th was my last day. October 23rd I started HNT Engineering and Surveying. I have letters signed from each client acknowledging HNT took over those plans at that time." Machamer presented letters to the Planning Commission regarding – "Letter to document your verbal request on 10/23/17 to HNT, LLC" (letter on file.) Machamer mentioned if applicants paid for the plans they have a right to the information. Machamer said OTM provided the applicants with the information, applicants provided information to the new firm (HNT), and upon their request he submitted documents to the Township.

Machamer said he has the documents in question. Machamer commented this is a dispute between he and his former partner and he is concerned about violating the rights of the applicants. Machamer said he has documents indicating that the applicants had fired OTM, hired HNT and wish the plans to proceed forward with the HNT documents. Machamer said the Township SEO has signed the Planning Waiver & Non-Building Declarations. Machamer said he is requesting to have the Planning Waiver & Non-Building Declaration be signed and be submitted to DEP for both plans.

Fox asked the Township Engineer if the Township Solicitor reviewed the documents. Fasnacht said the Solicitor has not seen the letters Machamer presented tonight; but after correspondence received today by the Solicitor, he said no action should be taken tonight by the Planning Commission. Fox said until this is reviewed and the Planning Commission receives further instructions the plans will be tabled. Machamer requested to be placed on the Board of Supervisors Agenda for next week's meeting.

Fasnacht said the Hummel time extension can be acted on tonight. A motion was made by Stump to approve Marlin C. & Donna L. Hummel Minor Subdivision – Final Plan extension ending on April 11, 2018, Logsdon seconded the motion, all were in favor; motion carried 4 to 0.

NEW BUSINESS – Venszl 4-Lot Minor Subdivision – Final Plan – Kevin Bensinger (K.L. Bensinger, Inc.) - explained the Venszl's are proposing 4 lots, two (2) vacant lots and two (2) lots with existing homes each having septic and wells. Bensinger said there is no new construction proposed. Fasnacht spoke with Bensinger about the comments. Bensinger said all the comments will be addressed. Fasnacht read over the comments:

- §502.3.A *Provide Act 247 County approval.* Fasnacht said we are waiting on the County review.
- §504.1.F Include plan legend.
- §504.2.G(3) Show stream lines on all plan sheets. Clarify whether wetlands are existing on the site based on available sources.
- §504.2.J(2) Include total acreage and square footage with each proposed lot callout on all sheets.
- §504.2.J(5) Include PADEP Non-Building Declaration and Approval.
- §504.2.J(6) Clarify if Lot 1 has an existing well. Fasnacht said in Bensinger's brief description he mentioned Lot 1 has an existing well.
- §504.2.Q Include the earth disturbance note from this section on the plan.

Fasnacht said he left one comment to discuss further:

§504.2.A The Plan proposes boundary line adjustments between property from Deed Book 2547 Page 0153 and property from Deed Book 2547 Page 0080 (Tract No.1 and Tract No. 2). Revise plans to meet the specific requirements. Fasnacht asked for additional verbiage for the lot crossing over Route 645 and property exchanges/boundary line adjustments or annexations. Boundaries need to be shown for all parcels being adjusted.

Bensinger said he spoke to Linda Venszl about the parcel labeled "parcel to retain", this lot would go with Lot #3. Bensinger illustrated the changes to the Planning Commission. Fasnacht asked about Lot #2B and #2A that are from two other parcels Venszl owns. Bensinger said everything on the east side of Geary Wolfe Road will be adjusted to go with the property on the east side. Bensinger will submit a revised plan.

A motion was made by Logsdon for the Chairman to sign the Planning Waiver & Non-Building Declaration for the Venszl 4-Lot Minor Subdivision – Final Plan, Stump seconded the motion, all were in favor; motion carried 4 to 0.

January Meeting Date – A motion was made by Kramer and seconded by Stump to stay with the 1st Monday, January 3rd at 7:00 PM in the Township Building, all were in favor; motion carried 4 to 0.

PUBLIC COMMENT No comments were received

CORRESPONDENCE – Fox mentioned a Zoning Hearing Board Notice for Robert and Elizabeth Pugh on Suedberg Road was received.

ADJOURNMENT – At 7:16 PM Logsdon 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 February 12, 2018 at Planning Commission Meeting

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