

NEW BUSINESS – Venzsl 4-Lot Minor Subdivision – Final Plan – Kevin Bensinger (K.L. Bensinger, Inc.) - explained the Venzsl'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 Venzsl 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 Venzsl 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 Venzsl 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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