

**PINE GROVE TOWNSHIP PLANNING COMMISSION**

**175 OAK GROVE ROAD, PINE GROVE, PA 17963**

**March 12, 2018 MEETING MINUTES**



Note: March 7, 2018 meeting rescheduled due to inclement weather.

**CALL TO ORDER** – Chairman Frank Fox called the March 12, 2018 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, John Stahl, Ray Stump, and Reynold Eiche. Craig Kramer was absent. Also in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, David Kavitski (BMC Engineering), Heath Machamer (HNT) list on file.

**PUBLIC COMMENT ON AGENDA ITEMS** – No public comment.

**ACKNOWLEDGEMENT OF NEW MEMBER** – Fox welcomed Reynold Eiche to the Planning Commission.

**MINUTES – February 12, 2018 Minutes** - Stahl motioned to approve the February 12, 2018 minutes, Eiche seconded the motion; all were in favor and the motion carried 4 to 0.

**PERSONS TO BE HEARD** – No persons to be heard.

**OLD BUSINESS – Mars Diesel** – Machamer said he submitted a three (3) month extension but Mr. Mars requested it to be changed to six (6) months. Machamer said Mars has almost everything completed except the wearing course, site lighting, guide rails, signs, and gates; he is trying to submit the building plans and would like the extra time. Machamer would amend the letter to a six-month extension. Fox said progress has been made. Stahl said Mars has had a lot of extensions but agreed he is making progress. Machamer said it has been a long process with Mars not wanted to post the security. Machamer said he told Mars to consider a bond so the plan could be recorded. Stump made a motion to accept the six (6) month extension for the Mars Diesel plan until September 12, 2018, the Board of Supervisors meeting. Stahl seconded the motion, all were in favor 4 to 0, motion carried. Eiche asked if there is a limited to the number of extensions. Stahl commented it does not seem to be, we tried to draw this to a conclusion and the Supervisors overruled us.

**Aungst Minor Subdivision & Boundary Line Adj. – Final Plan** - Fox said we received the Zoning Officer review, and the Floodplain Administrator Review. Fasnacht went over the comments. The comments were the original date and revision dates to be on the title block, dimensions corrected for closure of the tract, and the plan to be signed, sealed and dated. Fasnacht said all items have been addressed. A motion was made by Stump to approve the Aungst Minor Subdivision & Boundary Line Adjustment - Final Plan to the Board of Supervisors for approval. Stahl seconded the motion, all were in favor; motion carried 4 to 0.

**Pine Grove Borough Water Improvement Project Land Development – Final Plan** – Fox said we received the Zoning Officer and Floodplain Administrators Review, the County review and a waiver request letter.

Fasnacht said there were three comments:

- §704.8) *Provide a copy of the deed...* Fasnacht said we will not hold up the approval of the plan but the Borough is to provide a copy of the deed to the Township when the property is transferred.
- §802.3.C.(5) *Coordinate the location of the fire hydrant with the Township Fire Chief....* Fasnacht explained there was a fire hydrant proposed inside the fence to be used as a blow off for the water tank. The Township Fire Chief had concerns with a fire hydrant and not being able to use it in an event of a fire. Fasnacht said it was decided in today’s correspondence that a blow off will be installed. Kavitski said a blow off structure will be installed so there is no confusion, it will not be a fire hydrant. Stahl asked what the blow off will look like. Kavitski said it is a pipe with a concrete base with a fitting on top to connect a hose to drain for maintenance. Fasnacht said the Fire Chief was satisfied with the change today.
- §804.9 *A waiver is requested for not providing a Guarantee of Improvements Installation.* Fasnacht said we discussed this last month but forgot to act on, the reason is because it is a public works project and they are pursuing grant funding.

Fasnacht asked for a current schedule. Kavitski said they have the permit into DEP which needs the Townships approval to the plan. They will go for PennVest funding in May; hopefully late summer they will be able to construct the tank. Eiche asked if the tank is drained where will the water go. Kavitski said in the storm drains, it would be dechlorinated prior; if the tank was going to be taken off line the water in the tank would be drawn down and it would be a minimal amount of water to drain.

Fasnacht said the plan currently shows a fire hydrant but that change could be made during construction or during bid plans. We have records that the fire hydrant is going to be changed so the plan can be approved.

A motion was made by Stump to approve a waiver of §804.9 of the Guarantee of Improvement Installation, Eiche seconded the motion, all were in favor; motion carried 4 to 0. A motion was made by Stump to approve the Pine Grove Borough Water Improvement Land Development – Final Plan to the Board of Supervisors for approval, Stahl seconded the motion, all were in favor; motion carried 4 to 0.

**NEW BUSINESS** – No new business to discuss.

**CORRESPONDENCE** – Fox mentioned we received a Zoning Hearing Board Notice.

**PUBLIC COMMENT** No comments were received

**ADJOURNMENT** – At 7:10 PM Stump moved to adjourn the meeting and Stahl seconded the motion, all were in favor and the motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on April 4, 2018 at Planning Commission Meeting

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