

**PINE GROVE TOWNSHIP PLANNING COMMISSION**

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

**May 2, 2018 MEETING MINUTES**



**CALL TO ORDER** – Chairman Frank Fox called the May 2, 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, Heath Machamer (HNT), and Dottie Sterner (WJP Engineering).

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

**MINUTES – April 4, 2018 Minutes** - Stahl motioned to approve the April 4, 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 – Hummel, Marlin & Donna – Minor Subdivision Final Plan** – Machamer said Lehigh Engineering, LLC delivered the sewer module and it is ready for the Township’s signatures. Machamer asked about the expiration date for the Hummel plan on the agenda. Hummel apologized for the error and an extension was granted at the last meeting. Stahl made a motion for Fox to sign the sewer planning module for the Marlin & Donna Hummel – Minor Subdivision Final Plan. Eiche seconded the motion, all were in favor 4 to 0, motion carried.

**NEW BUSINESS – HEACO Limited Partnership Lot 6 Solar Innovations Building 3 Addition – Final Plan** – Stahl recused himself because he works for Solar Innovations. Dottie Sterner from WJP Engineering gave a brief overview. She said the property is on Roberts Road and she illustrated on the plan the location of the addition. She explained it will be constructed on an existing paved area, they will use the existing driveway and the changes to the parking area. Fox asked about stormwater compliance. Fasnacht explain the Ordinance requires a comparison to pre to post, which everything is impervious, there is no stormwater difference.

Fasnacht went through the comments:

- §302.3            *A waiver has been requested to allow a preliminary/final plan submission.* Fasnacht said the plan was reviewed as preliminary/final.
- §302.5            *A waiver has been requested to not provide a development agreement and financial security* Fasnacht said it is an operating facility and he is not opposed to granting the waiver.
- §703.3.H        *Provide the disturbance note on the plan listed under this section.* Sterner said the note can be added.
- §703.8            *Provide E&S controls for grading along driveway overlay adjustment.* Fasnacht said minor grading needs to be provided to get to the building elevation.
- §704.3 &4        *Provide water/sewer service capacity approval as applicable.* Sterner said they have been contacted but at this time they did not receive the letters.
- §802.3.C.1 & 803.4.C        *A waiver has been requested to not require County Conservation District review and approval.* Fasnacht said it is an existing area he is not opposed to granting the waiver.
- §802.3.C.5        *Provide Township Fire Chief review.* Sterner said she e-mailed the Fire Chief the plan.
- §802.4.A        *Provide the Schuylkill County Act 247 Review.* Fasnacht said this was submitted to the County for their review.
- §804.7            *Provide a development schedule for construction.* Sterner said after the plan is approved, the addition will be built by the end of the year.

A motion was made by Eiche to approve a waiver of §302.3 to allow a preliminary/final plan submission, Stump seconded the motion, all were in favor; motion carried 3 to 0. A motion was made by Stump to approve a waiver of §302.5 to not provide a development agreement and financial security, Eiche seconded the motion, all were in favor; motion carried 3 to 0. A motion was made by Stump to approve a waiver of §802.3.C.1 & §803.4.C to not

require County Conservation District review and approval, Eiche seconded the motion, all were in favor; motion carried 3 to 0.

Sterner requested the board to grant a conditional approval of the plan. Stahl explained the Planning Commission does not grant conditional approvals.

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

**PUBLIC COMMENT** - No comments were received

**ADJOURNMENT** – At 7:11 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 June 6, 2018 at Planning Commission Meeting

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