

**PINE GROVE TOWNSHIP PLANNING COMMISSION**

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

**June 6, 2018 MEETING MINUTES**



**CALL TO ORDER** – Chairman Frank Fox called the June 6, 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 Craig Kramer. Reynold Eiche was absent. Also, in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Rick Hawk (Solar Innovations), Alexander Jay (Daubert’s surveyor), Brian Daubert, Joseph Bowers, and list on file.

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

**MINUTES – May 2, 2018 Minutes** - Stahl motioned to approve the May 2, 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.

**OLD BUSINESS – Hummel, Marlin & Donna – Minor Subdivision Final Plan** – Fasnacht explained they are requesting a two-month extension, from July 11, 2018 to September 12, 2018, because of the sewer module. Stump made a motion to approve an extension until September 12, 2018 for the Marlin & Donna Hummel – Minor Subdivision Final Plan. Stahl seconded the motion, all were in favor 4 to 0, motion carried.

**HEACO Limited Partnership Lot 6 Solar Innovations Building 3 Addition – Final Plan** – Fasnacht said there were two comments and they were addressed. Fasnacht mentioned they need to provide a development schedule for construction. Rick Hawk said he will provide an anticipated schedule. A motion was made by Stump to approve the HEACO Limited Partnership Lot 6-Solar Innovations Building 3 Addition - Final Plan to the Board of Supervisors for approval, Kramer seconded the motion, all were in favor; motion carried 4 to 0.

**NEW BUSINESS – Daubert Sketch Plan** – Alexander Jay, surveyor, displayed the Daubert Subdivision on behalf of Shirley A. Daubert, Widow. Jay said the property is located on Pine Hill Road and the subdivision is for Lot 11 in Rural Conservation District. Jay explained there were 10 lots to the Thomas Manor Subdivision Final Plan, three lots have been sold and two lots on Scenic View Road have been developed. They are proposing a single-family home and there is on-lot sewer and water. Fasnacht explained the procedure for the sewer module: the module comes before the Planning Commission, the Board of Supervisors, and Hummel will send to DEP.

Fasnacht mentioned they need to verify if there are any restrictions on the original plan; a Stormwater Management Plan, and some type of Erosion and Sediment (E&S) Plan. Fasnacht explained the plan must be submitted to the Township three weeks prior to the Planning Commission meeting and the Planning Commission does not give contingent approvals, so all approvals are required before the plan can be approved. Fasnacht said this is a minor subdivision.

Stahl asked what type of home and the location of the driveway. Brian Daubert said it is a Pride home that will be set on a basement and the driveway comes out the top road.

**Long Range Realty Sketch Plan** – Joe Bower introduced himself as the owner of Dunkin Donuts. He displayed a plan and showed the location of the Dunkin Donuts and said there will be one or two additional slots. Bower said this is located behind Arby’s and will have access from SR443 and 2 ½ Mile Road. Stahl commented about access for tractor trailers. Bowers indicated the parking area on the plan. Fasnacht mentioned the grade for the driveway, Penn DOT, stormwater and an E&S Plan. Fox asked the size of the parcel. Fasnacht said it is 8 ¼ acres and asked if he would annex the front lot to the larger lot. Bowers said it is combined now and that would only be an entrance. Fasnacht suggested sending the information to the Township at the same time they submit to PennDOT. Fasnacht said the Township will not give approval until all items are addressed. Stahl asked about public water. Bower said

the water line runs right through the property and SCMA spoke to them and mentioned about drilling another well. Planning Commission expressed they are pleased to have new business.

**CORRESPONDENCE** – No correspondence received.

**PUBLIC COMMENT** - No comments were received

**ADJOURNMENT** – At 7:20 PM Stump 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 July 10, 2018 at Planning Commission Meeting

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