

**PINE GROVE TOWNSHIP PLANNING COMMISSION**

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

**September 5, 2018 MEETING MINUTES**



**CALL TO ORDER** – Chairman Frank Fox called the September 5, 2018 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, Ray Stump, and Craig Kramer, were present. John Stahl, and Reynold Eiche were absent. Also, in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Heath Machamer (HNT), John Rumph, and others, list on file.

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

**MINUTES – August 1, 2018 Minutes** - Stump motioned to approve the August 1, 2018 minutes, Kramer seconded the motion; all were in favor and the motion carried 3 to 0.

**PERSONS TO BE HEARD** – Machamer asked to present an extension request for the Villas of Pine View Phase 2. Fox mentioned we will address this at the end of the old business.

**OLD BUSINESS – Mars Diesel Inc. – Land Development Final Plan** – Fasnacht said with his recent site visit the project is approximately 80% complete, with the remaining paving, fencing, guide rails, lighting, this can be done with the tenant fit out; similar to the Brandt Plan. This work will be reviewed as part of the building permit when the building is finalized. Should the site layout be modified it would be required to present those changes to the Planning Commission in the future. The fee in lieu of recreation land was received and they have initiated the NPDES Notice of Termination documents. Fasnacht said he would recommend the plan for approval. Fasnacht said if the plan is approved the extension is not required. A motion was made by Kramer to approve the Mars Diesel Inc. Land Development Final Plan to the Board of Supervisors for approval, Stump seconded the motion, all were in favor; motion carried 3 to 0.

**Bohler Minor Subdivision & Boundary Line Adjustment - Final Plan** Fasnacht said all the comments have been addressed except for the plan scale. Fasnacht said the plan is legible and this waiver could be approved. Fasnacht said he would recommend the plan for approval if the waiver request is granted. A motion was made by Stump and seconded by Kramer to approve the waiver request for §504.1.C, plan scale, all were in favor, motion carried 3 to 0. A motion was made by Stump to approve the Bohler Minor Subdivision & Boundary Line Adjustment - Final Plan to the Board of Supervisors for approval, Kramer seconded the motion, all were in favor; motion carried 3 to 0.

**The Villas of Pine View Phase 2– Major Subdivision Final Plan** – Machamer said Philip Riehl is currently working on an agreement with a builder, which upon successful completion of the agreement would permit the developer to complete the developer’s agreement, provide financial security and the fee in lieu of recreation. He is requesting a two-month extension for these negotiations. A motion was made by Kramer to approve the extension from October 10, 2018 to December 12, 2018 for the Villas of Pine View Phase 2- Final Plan, Stump seconded the motion, all were in favor; motion carried 3 to 0.

**NEW BUSINESS – Spittler, Lucas, & Freeman Residual Rights – “Warranty Easement Deed in Perpetuity”** – Fasnacht explained there was no action required by the Planning Commission it was for information of the sale for a portion of the property which is naturally subdivided by a creek and the Township road. The SALDO does not require a review so a letter was sent to their surveyor, Bob Lehr, and a copy to the attorney to indicate no further action is required for the sale the property.

**Pine Grove Ten Pin Club – Land Development Preliminary/Final Plan** - Machamer displayed the plan and explained the project. Machamer said on Sheet 3 it shows the frontage to the property is onto Long Stretch Road and includes several buildings. A while back (February 2017), he presented the sketch plan to the Planning Commission and discussed the driveway locations and the 40 mph speed limits sight distance requirements; with this information they decided to move the driveway. Machamer said on Sheet 3 it shows they would like to barricade the top driveway and the location of the new driveway which accesses the existing parking area and the new proposed building. The current club building will be demolished, and they will be adding several parking spaces. They propose paved areas for stormwater controls, handicap parking and a section along Long Stretch Road going to a stabilized stone access. Per the Township and the NPDS/DEP requirements they are proposing a stormwater basin, cut off swales and pipes to get the water into the basin. Machamer explained below the facility are fields where the water goes before going into the Wide-Awake Creek.

There is proposed site lighting for parking area and access. Stump asked about the parking. Machamer said there are 17 existing spaces and they are proposing 7 additional spaces and 2 handicap spaces; the parking calculations were based on the usage and anticipated seating.

Kramer asked about the building being 48' and the Zoning Hearing Board approval of 45'. Machamer said he needs to discuss this with his client if they would like 45' or go to the Zoning Hearing Board for the 48', this is a zoning issue.

John Rumph said he understands the Ten Pin needs a retention pond. He mentioned about the site distance for the new home across the street and their stormwater runoff. He said there are storm drains on the hill and all drain onto the Ten Pin property, where is their retention pond. He said the whole bush is filled with rocks, flooded out, and all the water runs to the creek, which is on Ten Pin property. Fasnacht explained properties that were subdivided prior to stormwater management requirements do not need retention ponds; this is the same throughout Schuylkill County.

Fasnacht asked Machamer if he would like any additional information on any of the comments. Fasnacht mentioned the following two comments from the review letter:

- §703.5.C the building size being different from the Zoning Hearing Board approved size would slow the Planning Commission approval because it does not meet the zoning.
- §802.6.C Conservation District, Utilities, and Fire Chief. Machamer said they have a submission into the Conservation District and wanted to receive the Township's comments on the initial plan submission and they will work on receiving approvals from the other outside agencies before resubmission to the Planning Commission.

Fasnacht said there are three (3) waiver requests:

- §302.1.C *The developer has requested a waiver to submit a Preliminary/Final Plan in lieu of separate plan submissions.* Fasnacht explained the plan would meet the requirements to submit Preliminary and Final plans. He reviewed the plan as a Final Plan and has no problem granting this waiver.
- §703.2.C(1) *Plan shall be drawn at a maximum scale of one inch (1") equals fifty feet (50').* Fasnacht said the plan is legible and he has no problem for the Planning Commission in granting the waiver.
- §1105.3 *The developer has requested a waiver to not provide a curbed driveway.* Fasnacht said there is no curbing on Long Stretch Road now and the stormwater design captures most if not all the water from the driveway into the stormwater system. He is not opposed to granting this waiver.

Stump made a motion to grant waivers to §302.1.C (Preliminary/Final), §703.2.C(1) (plan scale), and §1105.3 (curbed driveway), the motion was seconded by Kramer, all were in favor, motion carried 3 to 0.

**City of Lebanon Authority Minor Subdivision - Final Plan** – Fox mentioned we received the Planning Waiver & Non-Building Declaration for the City of Lebanon Authority Minor Subdivision – Final Plan. Stump made the motion to have the Planning Commission Chairman sign the Planning Waiver & Non-Building Declaration for the City of Lebanon Authority Minor Subdivision Final Plan and seconded by Kramer, all were in favor, motion carried 3 to 0.

**CORRESPONDENCE** – No correspondence was 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 3 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary  
Approved on October 3, 2018 at Planning Commission Meeting

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