

PINE GROVE TOWNSHIP PLANNING COMMISSION

175 OAK GROVE ROAD, PINE GROVE, PA 17963

October 3, 2018 MEETING MINUTES



CALL TO ORDER – Chairman Frank Fox called the October 3, 2018 meeting to order with the Pledge of Allegiance at 7:00 PM. Attending were Planning Commission Members Frank Fox, John Stahl, Craig Kramer, and Reynold Eiche. Ray Stump was absent. Also, in attendance were Planning Commission Secretary Cynthia Hummel, Township Engineer Ryan Fasnacht, Ron Wary (Brinkash & Associates, Inc), Bob Sentz (City of Lebanon Authority), Joshua Weaber (Chrisland Engineering & Consulting), and Michael Olt.

PUBLIC COMMENT ON AGENDA ITEMS – No public comment.

MINUTES – September 5, 2018 Minutes - Kramer motioned to approve the September 5, 2018 minutes, Fox 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 – No old business to discuss.

NEW BUSINESS – City of Lebanon Authority Minor Subdivision – Final Plan Ron Wary, Brinkash & Associates, said he prepared the plan and he introduced Bob Sentz, City of Lebanon Authority Project Manager. Wary said the Authority would like to create a 5-acre lot with the existing dwelling, well, septic, and structures. Fasnacht said this plan is by the reservoir. Sentz explained the subdivision is proposing an access easement alongside the present driveway that will give the City of Lebanon Authority a second access to the reservoir. Sentz explained this is a two (2) part process. The Authority wants to subdivide the home and structures onto a 5-acre parcel to be sold, and the second step of the process is to swap land with the Game Commission to gain access and ownership around the dam.

Sentz said they are not proposing any building and they have been in discussions with the Game Commission about possible land exchange. When an agreement between the Game Commission and the Authority is established for the residue parcel a subdivision plan will be submitted to the Planning Commission. Sentz said they would like to sell the 5-acre parcel with the existing structures and explained because they are a public entity it must be auctioned. The Authority would like to have an open house but they are presently cleaning the property.

Fasnacht explained this property is near the PennDOT Old Forge Bridge Project. When Benesch was preparing the bridge design they could not find a recorded right of way agreement for the bridge wingwalls and the wingwalls are outside of the Township’s right of way. At the request of the Township, the City of Lebanon agreed to dedicate that section of the right of way to the Township for the bridge wingwalls. Fasnacht mentioned the Township is under a time restriction because the PennDOT contract will be starting next year, portions of the PennDOT Bridge Project were not bid because of the wingwalls being outside of the right of way.

Fasnacht said the City of Lebanon plan was revised and reviewed. The only comment on the second review was DEP approval which the Township received late today the comments have been addressed so the plan may be approved.

A motion was made by Eiche to recommend the Board of Supervisors to approve the City of Lebanon Authority Minor Subdivision-Final Plan, Kramer seconded the motion, all were in favor; motion carried 4 to 0.

Neil & Sherry Martin to Edwin & Karen Morgan Annexation – Final Plan Fasnacht explained this is an annexation plan prepared by Bob Lehr. The property is located along a private lane named Marstown Alley, by Rt. 501 and Rt. 895. They are annexing the existing home which is on .6 acres to a 1 ½ acre lot. Fasnacht said Lehr received the review letter and submitted revised plans. Fasnacht went through the comment:

- §401.2.E *Provide annexation Acceptance certification....* Fasnacht said Lehr added.
- §401.2.N *Provide lot size in acres & Square feet...* Fasnacht said Lehr added
- §401.3 *Revise the draft legal description for UPI 21-21-35.1.* Fasnacht said Lehr provided.
- §401.4 *Schuylkill County’s Act 247 Review...* Fasnacht said the County review was not received.
- §401.5 *Provide the note listed under this section for the annexation parcel.* Fasnacht said Lehr added.

Fasnacht said all items have been addressed except for the County review. Fox said this plan will be tabled until next month's meeting.

Thompson-Smith-241 Birds Hill Road Land Development – Final Plan Joshua Weaber of Chrisland Engineering, displayed the plan and explained the lot is over 38 acres with an existing dwelling, barn, driveway and farmland. The plan is proposing to place a second residence on a single lot and he showed on the plan that the existing lot could be subdivided.

Weaber mentioned the proposed plan is essentially a subdivision plan since it is required to show all the subdivision requirement he will recommend to the contractors and owners to consider changing the plan to a Minor Subdivision Plan. Fasnacht explained the Zoning Ordinance states no more than one dwelling per lot unless a development plan is submitted to the Planning Commission showing the property could be subdivided into separate lots in the future. Fasnacht said the Zoning Officer's Review noted the plan is compliant with §602 of the Zoning Ordinance and Benesch reviewed the plan as a Minor Subdivision. Weaber said they are proposing to share the existing driveway that goes through the middle and to the back portion of the lot. Weaber showed the new house, the septic and stormwater trench/basin locations. Fasnacht briefly went through the comments:

- §305.5 *Verify if the applicant wants to formally record the plan for a subdivision.* Weaber will recommend to the contractor and owners to submit as a Minor Subdivision Plan.
- §502.2.B *Please note that any new driveway connection to a Township road requires a driveway permit.* Fasnacht explained a Highway Occupancy Permit is not required and if they construct a driveway a Township driveway permit would be required. Weaber said they have approximately 150' lot frontage, they have the frontage required for a Township driveway permit. Fox asked who is required to maintain the driveway. Fasnacht and Weaber agreed it would be indicated on the easement agreement. Weaber said there is a note on the plan that an Easement Agreement is required when the land is subdivided; if the plan is changed to a Minor Subdivision he will change the note.
- §502.2.C.(1) *Provide Conservation District approval.* Weaber said this has been submitted.
- §502.2.F *Provide sewage approval from PADEP.* Weaber said this was not submitted but he spoke to the SEO.
- §502.3.A *Provide Act 247 County approval.* Fasnacht said this should be here next month.
- §504.1.F *Revise plan legends as follow...* Fasnacht said this is adding information to the legends.
- §504.2.B *Revise title of the plan accordingly.* Fasnacht said to revise the title.
- §504.2.D *Provide engineer's signature and seal.* Weaber said he will provide.
- §504.2.J.(7) *The entire limit of disturbance is not included in the PCSM calculations. Provide engineer's signature and seal on the PCSM report.* Fasnacht asked to explain why some of the areas are not included in the PCSM calculations.
- §504.2.J.(8) *Verify type of monuments on the north boundary of the parcel.* Fasnacht said to be identified.
- §504.2.J.(14) *Provide sight distance information for the existing driveway.*
- §504.2.L *Provide zoning information for each future created lot.* Fasnacht said to provide the zoning setback information for each lot.
- §504.M *Provide a signed, sealed and notarized Certificate of Ownership.*
- §504.Q *Provide the note under this section for earth disturbances greater than 1 acre.*

Fasnacht said to Weaber if he has any questions to contact him.

CORRESPONDENCE – No correspondence was received.

PUBLIC COMMENT – Michael Olt expressed his dislike with the noise, rubber tire smell and the amount of smoke at the Buddy's Log Cabin Car Show. Olt lives along Rt. 125 and all-day long cars were burning rubber in front of his home. Olt said he called the police and a few were arrested. The Planning Commission expressed that they empathize with his position but, this board does not address these types of issues. The board recommended Mr. Olt to contact the

authorities and not take the law into his own hands. Stahl asked Hummel if the Township requires permits for Car Shows, Hummel responded, not that she knows. Hummel told Mr. Olt to come to the Township and fill out a resident complaint form and to ask to be placed on the Board of Supervisors October 10th Agenda.

ADJOURNMENT – At 7:30 PM Stahl moved to adjourn the meeting and Eiche seconded the motion, all were in favor and the motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel, Planning Commission Secretary

Approved on November 7, 2018 at Planning Commission Meeting

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