PINE GROVE TOWNSHIP PLANNING COMMISSION
175 OAK GROVE ROAD, PINE GROVE, PA 17963
October 1, 2025 MEETING MINUTES

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§804.2 *Provide deed of dedication together with an 8.5" x 11" plan of each such improvement.* Fasnacht asked them to verify previously submitted dedication information.

§804.5 *Provide signed agreements/contracts for the provision of utility services.* Fasnacht asked to provide a copy of the letter that services are available.

§804.6 *Storm Drainage Calculations:*

1. *The existing rock apron/channel at HW-1 needs repair.* Fasnacht mentioned there is some erosion and the rock apron needs to be repaired.
2. *Verify the PCSM NOTES on sheet 5 of 12 (PCSM-3) are accurate.* Fasnacht asked to make sure this is accurate.
3. *Confirm the top unit at inlet I-3 requires replacement (STORM STRUCTURE CHART).* Fasnacht said this may need to be modified.
4. *Verify who will be the licensed professional that will provide PCSM oversight during construction.* McEwen and Parulis said C2C will take care of this.

§804.7. *Provide a development statement and schedule of construction.* Fasnacht said a spreadsheet is fine as long as it is signed and sealed. Parulis said this will depend on closing, possible early 2026 they could start construction and they will provide.

§804.9. *Provide improvement agreement and a financial security estimate (signed/sealed) for site improvements in accordance with Part 9.* Fasnacht said they can email these items to him for solicitor review.

Stahl asked how many units, and are the units to be sold or rentals. McEwen stated there are 25 townhouses in 4 separate rows, some 3 story and some 2 story townhouses with a basement and they will be for sale.

Fasnacht mentioned the next step is a formal resubmission and that the Planning Commission does not give contingent approvals.

NEW BUSINESS –

Pine Grove Dunkin - Sketch Plan - Kurt and Kevin Fanelli, Fanelli Group Properties owners and Mike Brinkash, civil engineer representing Dunkin Donuts franchise introduced themselves. Kurt explained the property is on Route 443 and the driveway is in line with the Insurance Building driveway. Kurt explained they took down the old Ulsh building, completed the PennDOT Improvements for a medium volume driveway and the plan is under six (6) acres. Fasnacht asked to have copies of the closeout documentation for the PennDOT permit.

Fanelli explained they submitted it as a sketch plan to see if there were any zoning issues and to receive comment from the Planning Commission. Fasnacht mentioned the Zoning Officer looked at the plan and he did not see any zoning issues.

Morgan mentioned once the Swatara Village hears about the possibility of a Dunkin they will ask for another entrance and vinyl fencing around the property. Morgan also asked will they be installing a traffic light, the number of parking spaces, and water runoff.

Fanelli said they are looking to submit a subdivision plan and since it is a shared driveway they will handle this internally. They are not developing the other lot at this time. Fanelli said screening is provided and they could accommodate the fencing. They will not be installing a traffic light but the shoulder is wider then PennDOT's requirement. There are 15 parking places and a single lane with 15 vehicle spaces for the drive thru, only 13 is required. Brinkash explained the disturbance is under one acre so an NPDES permit is not required. He also explained their stormwater concept for underground detention and discharging water to the existing swale.

Stahl asked about the right of way for water and about the Dunkin owner who is requesting the site. Fasnacht said they will need to show the easement on the submitted plan. Kurt responded the owner has some Dunkins South toward Bethel, he has approximately fifteen (15) locations and is looking to grow.

Fasnacht told Fanelli and Brinkash he will send him the electronic copies of the previous plan reviews to assist in the site characteristics and the concerns of the Village residents.

Pine Grove Township Proposed Zoning Ordinance Revisions- Hummel explained the Township has a consultant, Pennoni, to review the current Zoning Ordinance, the proposed changes by the Planning Commission and the Zoning Hearing Board from 2018, and a few items that Fasnacht and Ralph Hummel, Zoning Officer mentioned. Fasnacht explained a few of the different items that were added like Solar, Data Centers, and timbering updates. Fasnacht explained AI (Data Centers) is generating zoning concerns and areas have been identified for them with a Zoning map overlay of possible locations. Fasnacht said where the Zoning & Planning Commission Ordinance overlap are the Solar and Data Centers sections for development.

Fasnacht explained his comments to Pennoni:

- to add a statement that noise and light studies should not consider berms/vegetative screen to exceed allowable spillover limits onto adjacent properties.
- Moving definitions and duplicate sentences

Zoning Officer & Pennoni's comments:

- Question about restricting fowl.
- Limit of Driveways for residential structures a
- Allowing a small sign for home-based businesses.

After a brief discussion, the Planning Commission recommendations were:

- On a half (1/2) acre or less lot, 24 fowls and 2 roosters are allowed and over half (1/2) acre there is no restrictions and fowls must be contained.
- No limit to the number of driveways for residential structures
- To allow a non-illuminated 24" x 24" sign for a home-based business.

Fasnacht said the Township is looking for comments on the proposed Zoning Ordinance and the overlay. Please e-mail any comments to Cindy before the Board of Supervisors meeting.

CORRESPONDENCE – Morgan announced there will be a Zoning Hearing Board on October 16, 2025.

PUBLIC COMMENT – No public comment.

ADJOURNMENT – With no further business, Grube made a motion to adjourn the meeting at 8:23PM, Stahl seconded the motion, all were in favor, and the motion carried 3 to 1.

Respectfully Submitted,

Cynthia Hummel
Planning Commission Secretary

Approved on November 11, 2025 at Planning Commission Meeting