

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
RTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – JULY 20, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, July 20, 2005, at the Township Municipal Building by Larry Smith.

Present: Chris Eckert, Dave Johnson, Larry Smith, Dick Rodenbach, Engineer Chris McDermott, Atty. Tim McManus, and Planning Director David Albright.

Absent: Jim Connor, Dave Gordon and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

**Minutes.** On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to approve the minutes of the June 15<sup>th</sup> meeting, as distributed. (4-0)

**Submittals:**

Sun Valley Lots 336 & 388 (Lot Line Adjustment) Brian Courtright, PLS. Engineer McDermott said this plan is complete for review. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (4-0) (Plan date 6/10/05) (Received 7/1/05) (SEO: testing complete and design submitted)

Becaccio, Doris (Lot Line Adjustment) Niclaus Engineering. Engineer McDermott said this plan is complete for review. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (4-0) (Plan date 6/6/05) (Received 7/6/05) (SEO: no planning module required)

Lands of Mr & Mrs Theodore G. & Talitha Bush (Minor Subdivision) Frank J. Smith, Jr. Engineer McDermott said there are some minor items that can be corrected; it is ok to accept for review. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (4-0) (Plan date 6/28/05) (Received 7/5/05) (SEO: testing complete and planning module required.)

Whispering Woods Extension. (Preliminary Major Subdivision Plan) Langan Engineering. Engineer McDermott said there are some minor items that can be corrected; it is ok to accept for review. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (4-0) (Plan date 7/5/05) (Received 7/7/05) (SEO: Testing complete, planning module required.)

### **Plan Review:**

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (4-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-7/20/05) (**Open ended waiver signed 1/21/04**) (SEO: testing complete, planning module ready for approval.)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (4-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-7/20/05) (**Opened ended waiver signed 10/1/04**) (SEO: No testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan.(4-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-7/20/05) (**Opened ended waiver was received 3/16/05**) (SEO: Test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (4-0) (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-7/20/05) (Revised plans 3/1/05) (**Opened ended waiver was received on 3/16/05**) (SEO: testing under review)

North Penn Bank. (Minor Subdivision) Hanover Engineering Associates, Inc. Jack Jolly was present on behalf of this plan. It was requested this plan to be tabled tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (4-0) (Plan date 2/24/05) (Received 4/4/05) (Accepted 4/20/05) (Tabled 5/18/05-7/20/05) (**Opened ended waiver received 6/16/05**) (SEO: testing complete, no planning module required)

North Penn Bank (Land Development Plan) Hanover Engineering Associates, Inc. Jack Jolly was present on behalf of this plan. Mr. Jolly had met with the Board on the required road improvements. According to the SALDO the applicant can either complete the improvements or fund their fair share. It was the opinion of the Roadmaster, Joseph Weston that the roads should be completed at this time. A brief discussion ensued on three issues, roads, sidewalks and drainage. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to the items listed in our Engineer's comment letter of July 14<sup>th</sup> being addressed. (4-0) The Planning Commission recommended the sidewalks be completed later. (Plan date 3/24/05) (Received 4/4/05) (Accepted 4/20/05) (Tabled 5/18/05) & 6/15/05) (Rev. 5/27, 6/2, 6/30) (**Open ended waiver was received 6/16/05**) (SEO: testing complete, no planning module required)

Mackey, Joseph & Sandra (Preliminary Major Subdivision Plan) Niclaus Engineering. The Engineer's letter was reviewed. There are many issues outstanding. The basin will require a waiver. Also, a waiver will be required to allow curves to be less than the 200' site distance with 25mph speed limit on the cul de sac's. The day site is ok, night car lights site distance is less. The Engineer suggests recommending this waiver as well. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (4-0) (Plan date 6/2004) (Received 5/3/05) (Accepted 5/18/05) (Tabled 6/15/05) (Rev. 7/5/05)  
(SEO: testing incomplete) (**Open ended waiver received 7/20/05**)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to disapprove this plan per the Engineer's comments unless a waiver is received by the August 2<sup>nd</sup> Supervisors meeting. (4-0) (Plan date 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05) (**90-day review ends 8/16/05**) (SEO: Flows have not been submitted, planning module required)

Dunkin Donuts/Basking Robbins (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (4-0) (Revised plans have been submitted for your review) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05) (Rev. 6/16/05) (**90-day review ends 9/13/05**) (SEO: Flows have not been submitted, planning module required)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.**

Emerson Chase. Helen said the planning module is ready for approval. The Planning Commission needs to fill out the component 4A. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to approve the Planning Module. (4-0)

**Plans to be signed.** None.

**Other Business.**

Recommendation to the Supervisors – TDR Ordinance. The TDR ordinance is in your packets for review. The hearing will be September 20<sup>th</sup> at 6:00 p.m. prior to the Supervisors meeting. Please have any comments at the next planning commission meeting. (8/16)

Special Exception Pearce Enterprises. This is to add an adult day care on the premises of the Chestnuthill Manor facility located on Rte 115 and Weir Lake road. There are 5 apartment units, they wish to convert 2 apartments into an adult day care and leave the other 3 apartments for rental units. This is an R-3 zone and a special exception is needed as an adult day care is not permitted in this zone. There were several concerns/comments from the commission members on this issue:

1. They would need relief- a variance from the zoning ordinance under Section 801.B.2, pertaining to number of principal uses and principal buildings per lot
2. Parking
3. Sewage
4. Ingress & Egress
5. Fire Codes
6. Water supply problems
7. Require a land development plan if special exception is approved
8. Lighting requirements.

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to adjourn at 9:00 p.m. (4-0)

Respectfully submitted,

Cathy A. Baker