

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – JULY 21, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, July 21, 2004, at the Township Municipal Building by Chairman Larry Smith.

Present: Dick Rodenbach, Dave Gordon, Dave Johnson, Larry Smith, Matt Connell, Jim Connor, Attorney Tim McManus, Engineer Chris McDermott and Planning Director Dave Albright.

Absent: Chris Eckert

The **Pledge of Allegiance** to the Flag was led by Cathy Baker.

Minutes. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to approve the minutes of the June 16, 2004 meeting as distributed. (6-0)

**Submittals:**

Brodheads ville Shopping Center (Preliminary/Final Land Development Plan) Ott Consulting Inc. This was the old Mr. Z's grocery store that they are proposing to change into five uses. They are only remodeling the inside of the building. Engineer McDermott recommended the Commission accept the plan for review. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (6-0) (Plan date 7/6/04) (Received 7/6/04) **(90 day review ends 10/21/04)**

Ianuale A. Lewis (Lot line adjustment) HMG Engineering, LTD. Engineer McDermott recommended this plan be accepted for review. On motion made by Matt Connell, seconded by Jim Connor it was voted to accept this plan for review. (6-0)(Plan date 7/6/04) (Received 7/6/04) **(90-day review ends 10/21/04)**

**Plan Review:**

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. Doug Holmstead was present on behalf of this plan. He wanted to review two issues with the Commission. First, the central water issue. The Zoning Hearing Board rejected the variance request for on lot wells, on the receiving property of a TDR. They are working on proposing an alternate water option and new documentation to work through with Zoning and the Board of Supervisors. Second, transferring development rights. They are trying a different approach as a conservation subdivision and there could be a slight increase in the number of lots. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60 day 11/19/03, 90 day 2/11/04, 60 day 5/19/04, 60

day 8/15/04) **Additional 60 days received will expire October 15, 2004.** (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04) (SEO: Soils testing currently being performed by Del-Val soils)

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lally of Effort Associates requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18//04, 3/17/04, 4/21/04, 5/19/04, and 6/16/04) (Open-ended waiver signed 1/21/04) (SEO: testing complete planning module ready for approval)

Warnken, Kathleen (Major Subdivision) Robert Beers, P.L.S. Robert Beers of Robert Beers Surveying requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 2/27/04) (Received 3/4/04) (Accepted for review 3/17/04) (Tabled 4/21/04, 5/19/04, 6/16/04, 7/21/04) Open-ended waiver signed 5/19/04 (SEO: testing is complete, planning module submitted).

Marketing Technology Lot joiner 60 & 61 OMME. Robert Beers P.L.S. Mr. Beers was present on behalf of this plan. A modification request has been made on Article 703.C.7 of the ordinance in that the location plan, at a scale of 1" = 2000' is adequate to illustrate the location of the proposed subdivision. After a brief discussion on this plan, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to approve this plan with the modification request and conditional approval based on Atty. McManus comments being addressed from the letter dated 7/19/04. (6-0) (Plan date 4/30/04) (Received 5/6/04) (Accepted 6/16/04) **(90 day review ends 9/16/04)**

Marketing Technology Lot joiner 333, 334 & 335 BBE. Robert Beers P.L.S. Mr. Beers was present on behalf of this plan. A modification request has been made on Article 703.C.7 of the ordinance in that the location plan, at a scale of 1" = 2000' is adequate to illustrate the location of the proposed subdivision. After a brief discussion on this plan, on motion made by Dick Rodenbach, seconded by Matt Connell it was voted to approve this plan with the modification request and conditional approval based on Atty. McManus comments being addressed from the letter dated 7/19/04. (6-0) (Plan date 4/30/04) (Received 5/6/04) (Accepted 6/16/04) **(90 day review ends 9/16/04)**

ESSA Bank and Trust Sub 2 (Minor Subdivision) Len Tusar, Ni Claus Engineering. Review revised plans. A brief discussion ensued on this plan, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to conditionally approve this plan based on Atty. McManus comments being addressed from the letter dated 7/20/04 on the Required Permit Certification, and the open space recreation fee being submitted to the Board of Supervisors. (6-0)(Plan date 6/1/04) (Received 6/1/04) (Accepted 6/16/04) (Revised 7/2/04, 7/21/04) **(90-day review ends 9/16/04)** (SEO: testing completed planning module under review)

**Sketch Plan.**

Paradise Estates. Niclaus Engineering. (Plan date 7/6/04) (Received 7/6/04) Len Tusar was present on behalf of this plan. This is a revised sketch plan. The Board of Supervisors determined the length of the cul-de-sac be measured from the edge of Jessica Court. The alternative is a conservation subdivision. Eight lots with the ninth being open space. Engineer McDermott reviewed this sketch plan and has pertinent comments to be addressed.

Calderone, Joseph. Lawrence Bailey, Inc (Plan date 6/15/04) (Received 7/2/04) Lawrence Bailey, Inc. They are proposing to cut off a 1-acre parcel from the existing acreage. There is an existing highway occupancy permit in place. It was recommended that sewage testing be done to ensure an available area for sewage before the final plans are drawn up.

Greer, James & Paula. (Preliminary Land Development) East Penn Engineering Co. (Plan date 5/5/04) (Received 7/6/04) this property is located on Rte 115 and Mountain Laurel Drive. The proposed sewage is within 10' of the detention/drainage easement. DEP requirements states you cannot be within 10' of a property line or easement.

**Business from the Planning Commission.** Interest in a SALDO course. Planning Director asked the Commission members if they would be interested in this course. All in attendance agreed if it was held in the fall.

**Planning Module.** ESSA Bank & Trust Sub 2. Everything is in order. SEO Helen Beers recommended this module be approved. On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve this module and recommend the same to the Supervisors. (6-0)

**Public Comment.** Resident Bob Baker asked the Commission members to look at Jackson Township's conditions placed on the Emerson Chase Subdivision.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to adjourn at 8:50 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary