

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MAY 19, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 8:00 p.m. on Wednesday, May 19, 2004, at the Township Municipal Building by Chairman, Larry Smith. (Note: meeting did not start until 8:00 because we did not have a quorum.

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

Absent: Jim Connor and Chris Eckert.

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 April 21, 2004 meeting, as distributed. (4-0)

Submittals:

ESSA Bank and Trust (Minor Subdivision) Niclaus Engineering. The bank is applying for a minor subdivision on behalf of the Barthold property. The submission has the components required for review. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to accept this plan for review. (4-0) (Plan date 5/4/04) (Received 5/4/04) (SEO comments: testing is in progress, planning module required)

Remax (Land Development Plan) Niclaus Engineering. This is an existing residence and beauty shop in a commercial zone along Rte 209. All pavement and parking areas are to remain. They would like to change the residence to a real estate office. After a brief discussion, it was the opinion of Atty. McManus that this is not a land development plan, just a change of use. The plan is being withdrawn.

Plan Review.

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James Inc. **90-day waiver will expire June 16, 2004.** Chris Borger was present on behalf of this plan and discussed with the Commission some of the Engineering comments of the May 19, 2004 letter as follows:

ZO #3 – Permitted density – Emerson did submit transfer development rights plan to the Zoning office and our Engineer for review. 25 lots are submitted for the transfer.

ZO #4 – Central water system – Presently before the Zoning Hearing Board for a decision.

ZO #5 – Transfer of Development Rights – same as ZO #3

ZO #10 – Street Trees – a brief discussion ensued on this comment.

ZO #11 – 150’ Buffer – this does not eliminate the land from the lot; however you may not place any structure in this area. The Zoning Officer should be consulted. Also, adjust the building setbacks and put a note on the plan.

SALDO outstanding comments from previous letter below:

SALDO # 9 – Mature trees – **A request waiver** “not to be required to locate individual mature trees of greater than 18 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within forested areas and tree lines (not required for areas that will not be affected by the proposed plan, if so noted on the plan)” After a brief discussion on motion made by Dave Johnson, seconded by Dave Gordon it was voted to recommend to the Supervisors to grant the requested waiver of section 503.D.D.15. (4-0)

SALDO #10 - Preservation of woods – can put a note on the plan and also put on as a deed restriction.

SALDO comments from May 19, 2004 letter below:

SALDO #2 – Stub Street – It was recommended needed access for emergency vehicles with a break through gate.

SALDO #8 – Loop Streets one way exceed 500’ – **A requested waiver** “to be allowed one-way loops that exceed 500 feet on Arcadia Ridge, Covenant Court, Legacy Court and Sentinel Court” After a brief discussion on motion made by Dave Johnson, seconded by Dave Gordon it was voted to recommend to the Supervisors to grant the requested waiver of section 1004.I.3.c. (5-0)

Storm water Page 7 of the May 19, 2004 letter below:

SW # 30 – Sidewalks & Pathways – Pathways are required to be concrete or asphalt.

A requested waiver “to be allowed the use of gravel and mulch trails instead of the Portland cement and/or bituminous asphalt indicated in the Ordinance.” A lengthy discussion ensued and on motion made by Dave Johnson to suggest to the Supervisors to consider the issues on this before they turn to gravel and look at a maintenance contract to maintain, if they do allow gravel. The motion was withdrawn. On motion made by Dave Gordon, seconded by Dave Johnson it was voted to table this waiver until a further detailed plan can be reviewed. (5-0) on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (60 day waiver 11/19/03) (90 day waiver 2/11/04) (Revised 1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04)

(60-day waiver received from 6/16/04)

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (5-0) (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, and 5/19/04) **(Open-ended waiver signed 1/21/04)** (SEO comments: Testing complete planning module ready for approval.)

Warnken, Kathleen (Major Subdivision) Robert Beers, P.L.S. Mr. Beers asked the Commission to table this plan as some additional changes have to be made. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 2/27/04) (Received 3/4/04) (Accepted for review 3/17/04) (Tabled 4/21/04, 5/19/04) (**Open-ended waiver signed 5/19/04**) (SEO comments: Testing in progress, planning module required)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Overview of Re Addressing. Planning Director gave a power point presentation on this issue.

Public Comment. None.

Adjournment. There being no further business, on motion made by Matt Connell, seconded by Dave Johnson it was voted to adjourn at 9:40 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary