

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MAY 17, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, May 17, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

Present: Jim Connor, Dave Gordon, Dave Johnson, Larry Smith, Atty. Tim McManus, Engineer Chris McDermott and Township Manager David Albright.

Absent: Dick Rodenbach, Matt Connell and Chris Eckert.

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

Minutes. On motion made by Dave Johnson, seconded by Jim Connor it was voted to approve the minutes of the April 19, 2006 minutes with the correction on page 3 under paragraph “New Cingular Wireless” the vote should read (5-2) not to recommend the Special Exception and Variance. (4-0)

Submittals: None.

Plan Review:

Ianuale A. Lewis (Lot line adjustment) Effort Associates. Mike Lalli requested via phone that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (4-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04) (Tabled 8/17/04-5/17/06) (**Open ended waiver 10/1/04**) (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Effort Associates. Mike Lalli requested via phone that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (4-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-5/17/06) (**Open ended waiver 3/16/05**) (SEO: test results under review, no planning module submitted)

Whispering Woods Extension-LTS Project I (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan. He asked that this plan be withdrawn per his letter dated 5/17/06. The Commission accepted the letter and acknowledged the plan being withdrawn. (Plan date 7/5/05) (Received 7/7/05) (**Open ended waiver 11/22/05**) (Tabled 8/17/05-4/19/06) (SEO: Sewage planning module exemption has been approved)

Whispering Woods Extension-LTS Project II (Final Minor Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan. This plan was revised (5/2/06) from five (5) lots to four (4) lots. Engineer McDermott's comment letter dated 5/15/06 was reviewed. A brief discussion ensued and on motion made by Jim Connor, seconded by Dave Gordon it was voted to recommend conditional approval of the 4-lot subdivision, subject to Engineer McDermott's comment letter dated 5/15/06 being addressed and to recommend to the Board of Supervisors to consider dedication of the hammerhead.(3-1)
(Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Waiver received until 6/6/06**) (SEO: sewage planning exemption has been approved)

Skaflestad, Clyde. (Land Development Plan) George Collura. No one was present on behalf of this plan tonight, therefore, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (4-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) (**90-day review ends 7/19/06**) (SEO: primary and reserve area testing complete)

Pocono Barns (Land Development Plan) Niclaus Engineering. No one was present on behalf of this plan tonight, therefore, on motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (4-0) (Plan date March 2006) (Received 4/4/06) (Accepted 4/19/06) (**90-day review ends 7/19/06**) (SEO: primary and reserve area testing compete)

Houck, T & Spadoni, D (Major Subdivision) Base Engineering. No one was present on behalf of this plan tonight, therefore, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (Plan date 3/6/06) (Received 3/14/06) (Accepted 4/19/06) (**90-day review ends 7/19/06**) (SEO: no testing has been conducted, planning module will be required)

Sketch Plan:

Western Pocono Community Library. Effort Associates. No one was present on behalf of this plan, therefore, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan. (4-0)

Weis Markets Expansion. First Capitol Engineering. Brandon Williams was present on behalf of this plan. This plan is to expand the store with a 14,000 sq foot addition and add fuel pumps. A discussion ensued, some concerns were: two principle uses must meet ordinance requirements, cart corral relocation, landscaping, sewage flows, oil separator catch basins, traffic flow in & out of shopping center.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to adjourn at 8:45 p.m. (4-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary