

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – JUNE 21, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, June 21, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Dave Johnson.

Present: Dave Gordon, Dick Rodenbach, Dave Johnson, Chris Eckert, Engineer Jim Hendricks and Atty. Todd Weitzmann.

Absent: Jim Connor, Matt Connell, Larry Smith, Engineer McDermott and Atty. McManus.

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

Minutes. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to approve the minutes of the May 17, 2006 meeting, as distributed. (4-0)

Submittals:

Weis Markets, Inc. (Prelim/Final Plan) First Capitol Engineering. In for acceptance. Eric Snyder of Keystone Engineering will be the Alternate Engineer reviewing this plan. Everything was in order and on motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to accept this plan for review. (4-0) (Plan date 5/10/06) (Received 5/30/06) (Accepted 6/21/06) **(90-day review ends 9/21/06)** (SEO: if no increase in flows is proposed, no sewage approval will be required.)

Laukaitis, Wm & Eileen (Lot Joiner) Effort Associates. In for acceptance. Everything was in order, on motion made by Dave Gordon, seconded by Dick Rodenbach it was voted to accept this plan for review. (3-0) (Chris Eckert abstained as he is a member of the association M/M Laukaitis live in) (Plan date June 2006) (Received 6/5/06) (Accepted 6/21/06) **(90-day review ends 9/21/06)** (SEO: no sewage approvals needed)

Plan Review.

Ianuale A. Lewis. (Lot line adjustment) Effort Associates. Mike Lalli was present and asked that this plan be tabled tonight. On motion made by Dick Rodenbach, 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 8/17/04-6/21/06) **(Open ended waiver signed 10/1/04)** (SEO: no testing required) (Rev. 6/2/06 by Effort Associates)

Kern & Yanovich (Minor Subdivision) Effort Associates. Mike Lalli was present and asked that this plan be tabled tonight. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to table this plan. (4-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-6/21/06) **(Open ended waiver received 3/16/05)** (SEO: test results under review, no planning module submitted)

Skaflestad, Clyde (Land Development Plan) George Collura. Mr. Collura had asked via phone that this plan be tabled tonight, therefore, on motion made by Dave Gordon, seconded by Chris Eckert it was voted to deny this plan by July 5th due to outstanding Engineer review comments, unless a waiver is received. (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. Marv Walton was present on behalf of this plan. Engineer McDermott's review letter dated 6/16/06 was reviewed. A lengthy discussion ensued. It was suggested we get further input from the Zoning Officer and Atty. McManus on the Engineer review comments ZO #6, SALDO & 14 & 17. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to table this plan. (4-0) (Plan date March 2006) (Received 4/4/06) (Accepted 4/19/06) **(Open ended waiver received at meeting 6/21/06)** (Rev. 6/6/06) (SEO: primary and reserve area testing complete)

Houck T & Spadoni, D (Major Subdivision) Base Engineering. Mr. Bond had asked via phone that this plan be tabled tonight, therefore, on motion made by Chris Eckert, seconded by Dave Gordon it was voted to deny this plan by July 5th due to outstanding Engineer review comments, unless a waiver is received. (4-0) (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. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Zoning Map Change. Hagedorn Enterprises. Jeff Schwartz from Hanover Engineering was present on behalf of this application. The hearing is scheduled before the Board of Supervisors on August 1, 2006 @ 6:30 p.m. The property is currently zoned R-1 and they would like to rezone it to GC, in order to expand upon the applicant's self storage facility. A brief discussion ensued, and all the Planning Commission members agreed this is straight forward and it makes sense.

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 8:26 p.m. (4-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary