

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – AUGUST 16, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, August 16, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

**Present:** Jim Connor, Dave Gordon, Dick Rodenbach, Dave Johnson, Larry Smith, Matt Connell, Chris Eckert, Atty. Tim McManus, Engineer Jim Hendicks, Alternate Engineer Eric Snyder, and Township Manager David Albright.

**Minutes.** On motion made by Chris Eckert, seconded by Matt Connell it was voted to approve the minutes of the July 19, 2006 meeting, as distributed. (7-0)

**Submittals:**

None

**Plan Review:**

Kern & Yanovich (Minor Subdivision) Effort Associates. It was requested via phone call that the plan be tabled. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-7/19/06) (**Open ended waiver received 3/16/05**) (SEO: test results under review, no planning module submitted)

Skaflestad, Clyde (Land Development Plan) George Collura. It was requested via phone call that the plan be tabled. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) (Tabled 5/17/06-7/19/06) (**Open ended waiver received 6/22/06**) (SEO: primary and reserve area testing complete)

Houck, T & Spadoni, D (Minor Subdivision) Base Engineering. It was requested via phone call that the plan be tabled. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 3/6/06) (Received 3/14/06) (Accepted 4/19/06) (**Open ended waiver 6/22/06**) (Rev. 6/29/06) (SEO: no testing has been conducted, planning module will be required)

Weis Markets, Inc. (Prelim/Final Plan) First Capitol Engineering John Luciani was present on behalf of this plan. A lengthy discussion ensued. Engineer Snyder's comment letter dated 8/15/06 was reviewed. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to all outstanding issues from our Engineer (letter dated 8/15/06), Solicitor (letter dated 7/18/06) and SEO (maintenance agreement) being addressed (7-0). (Plan date 5/10/06) (Received 5/30/06) (Accepted 6/21/06) (**90-day review ends 9/21/06**) (Rev. 7/3/06) (Rev. 8/11/06) (SEO: the applicant has indicated that they will enter into a maintenance agreement).

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP. Kate Durso was present on behalf of New Cingular Wireless. Tim McManus suggested that the applicant use a license agreement instead of a lease for the 50x50 ft. area. Chris Eckert requested the ability to co-locate a County repeater on the Tower. The applicant requested specifications for the repeater and indicated they would consider providing the service. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight. (7-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) **(90-day review ends 10/19/06)**

Chestnuthill Self Storage (Minor Subdivision) Hanover Engineering. Jeff Schwartz presented the plan. There was a hearing for a zoning map change on August 15, 2006, which was approved. A waiver was requested from SALDO 703B.4 Dave Johnson made a motion to recommend approval of the waiver, it was seconded by Matt Connell and the motion carried (7-0). A waiver was requested from SALDO 1009.A Dave Johnson made a motion to recommend approval of the waiver, it was seconded by Jim Connor and the motion carried (7-0). A waiver was requested from SALDO 1010.A Matt Connell made a motion to recommend approval of the waiver, it was seconded by Dave Johnson and the motion carried (7-0). On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally approve the Minor Subdivision subject to all items on HRG's 8/8/06 letter and Tim McManus's 8/14/06 letter being addressed (7-0). (Plan date 6/16/06) (Rev. 7/10/06) (Received 6/29/06) (Accepted 7/19/06) **(90-day review ends 10/19/06)**

Chestnuthill Self Storage (Prelim/Final LDP) Hanover Engineering. Jeff Schwartz presented the plan. A waiver was requested from SALDO 503.D.C.4 Dave Johnson made a motion to recommend approval of the waiver, it was seconded by Chris Eckert and the motion carried (7-0). A waiver was requested from SALDO 503.D.C.14 & SALDO 505 Dave Johnson made a motion to recommend approval of the waiver, it was seconded by Dave Gordon and the motion carried (7-0). A waiver was requested from SALDO 1008.F.4 Dave Johnson made a motion to recommend denying approval of the waiver, it was seconded by Dick Rodenbach and the motion carried (7-0). A waiver was requested from SALDO 1008.F.6 Dave Gordon made a motion that the applicant use a 5 to 1 slope for the detention basin unless they provide proof to the Supervisors that they can meet the Ordinance requirements, it was seconded by Dave Johnson and the motion carried (7-0). A waiver was requested from SALDO 1008.F.11 Dave Johnson made a motion to recommend approval of the waiver, it was seconded by Jim Connor and the motion carried (7-0). A waiver was requested from Stormwater Management Ordinance 403.C.3 Dave Johnson made a motion to recommend approval of the waiver, it was seconded by Matt Connell and the motion carried (7-0). A waiver was requested from SALDO 109.C & SALDO 1010.C Dave Johnson made a motion to recommend waiving these sections for this pre-existing facility, however, the Planning Commission recommends that the port-a-potty be removed. It was seconded by Chris Eckert and the motion carried (7-0).

A waiver was requested from SALDO 1018.A The Planning Commission did not take action on this waiver request, they requested that Jim Connor inspect the site for street trees. On motion made by Dave Johnson, seconded by Dick Rodenbach, it was voted to table this plan tonight (7-0). (Plan date 6/16/06) (Rev. 7/10/06) (Received 6/29/06) (Accepted 7/19/06) **(90-day review ends 10/19/06)**

**Sketch Plan.** None.

**Business from the Planning Commission.** David Albright reminded the Board that a work session with the Supervisors is scheduled for Monday August 21, 2006, to discuss sidewalks.

**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 9:30 p.m. (7-0)

Respectfully submitted,

David Albright  
Township Manager