

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – SEPTEMBER 20, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, September 20, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

Present: Jim Connor, Dave Gordon, Dick Rodenbach, Larry Smith, Matt Connell, Chris Eckert, Atty. Tim McManus, Engineer Chris McDermott, and Township Manager Dave Albright.

Absent: Dave Johnson

The **Pledge of Allegiance** to the Flag was led by Helen Beers.

Minutes. On motion made by Matt Connell, seconded by Chris Eckert it was voted to approve the minutes of the August 16, 2006 meeting, as distributed. (3-0)

Submittals:

Dehaven Subdivision. (Lot Line Adjustment) BTT Associates, Inc. In for acceptance. Everything was in order, and Engineer McDermott said the plan was ready for acceptance. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 2/26/05) (Accepted 9/20/06) **(90-day review ends 12/20/06)**

Altemoose Subdivision (Lot Line Adjustment) George Fetch. In for acceptance. This plan was incomplete for submission as per the Engineer's comment letter dated 9/20/06. On motion made by Matt Connell, seconded by Jim Connor it was voted **not to accept** this plan and to return all the documents and refund monies less Engineer review fees and attorney fees. (6-0) (Plan date 8/1/06)

Plan Review:

Kern & Yanovich (Minor Subdivision) Effort Associates. Mike Lalli was present to update the Commission on the progress of this plan. This is a revision to the existing plan originally prepared by another Engineer from 5 lots to 3 lots. Ariel topo's have been performed. This plan will be ready for review at the October meeting. Request table for tonight. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/1/05-9/20/06) **(Open ended waiver 3/16/05)** (SEO: test results under review no planning module submitted))

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table tonight. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) **(Open ended waiver 6/22/06)** (SEO: primary and reserve area testing complete)

Houck, T & Spadoni, D. (Minor Subdivision) Base Engineering. It was asked via phone to table tonight. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 3/6/06) (Received 3/14/06) (Accepted 4/19/06) **(Open ended waiver 6/22/06)** (Rev. 6/29/06) (SEO: Testing is incomplete, planning module will be required.)

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP

It was asked via phone to table this plan tonight. Engineer McDermott still has concerns with the ice issues on the tower, Jim Connor would like to see the tree species changed, and Chris Eckert said the Monroe County Control Center is doing feasibility studies for emergency services. He should have it available for next month. On motion made by Chris Eckert, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (Rev. 8/23/06) **(Waiver received until 12/20/06)**

Chestnuthill Self Storage (Prelim/Final LDP) Hanover Engineering. Jeff Schwartz was present on behalf of this plan. Engineer McDermott's comment letter dated 9/13/06 was reviewed. Jim Connor suggested of using fir or spruce plantings instead of white pine.

A lengthy discussion ensued. On motion made by Jim Connor, seconded by Dave Gordon it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 9/13/06 and Atty. Mc Manus comment letter dated 9/18/06. (6-0) (Plan date 6/16/06) (Received 6/29/06) (Accepted 7/19/06) **(90-day review ends 10/19/06)** (Rev. 8/30/06) (SEO: no flows have been submitted)

Sketch Plan. None

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business.

Need Comments-Request for a Zoning Map Change/Amendment to Permitted Uses Table. Marc Wolfe was present and asked the Commission to table this issue until the next meeting on October 18, 2006. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to table this until the next meeting. (6-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Jim Connor it was voted to adjourn at 8:00 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary