

**CHESTNUTHILL TOWNSHIP PLANNING COMMISSION**  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – AUGUST 15<sup>TH</sup>, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, August 15, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

**Absent:** Dave Johnson.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

**Minutes.** On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to approve the minutes of the July 18, 2007 meeting, as distributed. (6-0)

**Submittals:** None.

**Plan Review:**

**Regency Plaza** (Prelim/Final LDP) Keystone Consulting. Eric Snyder requested to table this plan tonight. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 6/5/07) (Accepted 6/20/07) (**open ended waiver 8/16/07**) (**SEO: testing complete, plans are under review**)

**Pleasant Valley Middle School.** (Land Development Plan) Quad Three. Engineer Freeman's comment letter dated 8/8/07 was reviewed. Jim Connor made several suggestions regarding the landscaping plan including revising species of trees in island areas and under power lines. Jim also requested that the planting schedule be limited to spring and fall. Larry Smith asked if the school intended to include a walkway directing the students to a single S.R. 209 crossing location. Chris Fisher representing the school district indicated that the school would like to install the walkway however, they need the final PennDot plans to coordinate its proper location. Jim Connor made a motion to recommend that the component 4A sewage planning module be approved, seconded by Dave Gordon.(6-0) On motion made by Matt Connell, seconded by Dave Gordon, it was recommended to conditionally approve the plan subject to addressing all outstanding HRG comments (letter dated 8/8/07), landscaping comments made by Jim Connor and that a walkway issue is addressed. (6-0) (**waiver until 11/16/07**)

**Effort Plaza** (Land Development) Carbon Engineering requested to table this plan for this evening. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 6/6/06) (Accepted 11/15/06) (**waiver until 12/31/07**) (Rev. 6/14/07) (**SEO: planning module submitted and under review, no flows submitted**)

Affordable Comfort Contracting (Prelim/Final LDP) Effort Associates. Mike Lalli and Bill Kresge were present on behalf of this plan. Mike Lalli requested a waiver to allow the plan to move forward as a Preliminary/Final. On motion made by Matt Connell, seconded by Dick Rodenbach the planning commission recommends granting the waiver request. (6-0) The planning commission also recommended the use of curb stops and line striping to delineate a 5' walking area in front of the building. On a motion made by Dick Rodenbach, seconded by Matt Connell the planning commission recommended conditional approval of the plan subject to addressing all outstanding comments in HRG's review letter (dated 8/7/07) and the planning commission recommends placing sidewalks along Marian Lane in front of Stroehmann's Bakery. (6-0) On motion made by Dick Rodenbach, seconded by Matt Connell it was recommended to approve the sewage planning module. (6-0) (Plan date March 2007) (Accepted 6/20/07) **(90-day review ends 9/20/07)**

Cummisky, Gerald & Teresa. (Lot Joinder) Robert Beers. Jonathan Shupp was present on behalf of this plan. Engineer Freeman indicated that all comments have been addressed.. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to recommend approval of this. (6-0) (Plan date 7/3/07) (Accepted 7/18/07) **(90-day review ends 10/18/07) (SEO: no testing required)**

Bridge Associates of Brodheadsville. (Minor Subdivision) Bue-Morris Associates. Sara Bue-Morris was present on behalf of this plan. The planning commission discussed the need for screening dumpsters at the site. Walter Hanson, Zoning officer for the Township indicated that the site was in violation of state building codes and Township ordinances for failure to obtain a proper plan review and associated permits for construction of a sheltered dining area. Sara Bue-Morris indicated that she was not aware of this construction activity and requested that the plan be tabled for tonight. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 6/25/07) (Accepted 7/18/07) **(90-day review ends 10/18/07)**

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Gordon 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)**

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) **(Waiver until 10/31/07) (Rev. 8/23/06) (SEO: no flows have been submitted)**

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan. (6-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) **(open ended waiver 1/16/07) (Rev 1-8-07) (SEO: planning module ready for approval)**

Sketch Plan. None.

**Business from the Planning Commission.**

Chris Eckert asked about the fire clean up status on the Hilltop Market site, Dave Albright indicated he would contact Keith Beccia to get an update. Planning Commission members also asked about the landscaping that was not completed at Brodheads ville Chevrolet and whether or not a bond was held on that improvement. Dave Albright indicated that he would look into it.

**Planning Module Approval.** None.

**Plans to be signed.** On the outer table, after the meeting.

**Other Business:** None.

**Adjournment.** There being no further business, on motion made by Matt Connell, seconded by Dave Gordon it was voted to adjourn at 8:55 p.m. (6-0)

Respectfully submitted,

David Albright  
Acting Recording Secretary  
Township Manager