

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – OCTOBER 17, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, October 17th, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: Matt Connell.

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

Minutes. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to approve the minutes of the September 19, 2007 meeting, as distributed. (6-0)

Submittals:

Pratixa Land Development. (Prelim/Final Plan) Carbon Engineering. In for submittal. No one was present on behalf of this plan. Engineer Freeman said this plan is complete for submittal. On a motion made by Jim Connor, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 9/5/07) (90 day review ends 1/16/08) **(SEO: testing complete, no flows submitted)**

Applegate Land Development (Prelim Land Dev) George Fetch. In for submittal. George Fetch was present on behalf of this plan. Mr. Fetch indicated that the plan is for 3 individual lots which will share a stormwater management area. He also indicated that the owner has no intention of joining the lots. Attorney McManus indicated that agreements and cross easements would need to be established for stormwater management. Mr. Fetch also indicated that the lots would be developed for warehousing. On a motion made by Jim Connor, seconded by Dave Johnson it was voted to accept this plan for review. (6-0) (Plan date 6/7/99) (90 day review ends 1/16/08) **(SEO: no flows submitted)**

Plan Review.

Kinsley's Plaza Phase I. (Prelim LDP) Niclaus Engineering. Lou Coza was present on behalf of this plan. Engineer Freeman's letter dated Oct 11th 2007, was discussed briefly. Mr. Coza indicated that revisions need to be made to the plan and asked that the plan be tabled. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 8/17/07) (Accepted 9/17/07) (90-day review ends 12/17/07) **(SEO: testing complete, planning module under review)**

Effort Plaza (Land Development) Carbon Engineering. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Jim Connor 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)**

Bridge Associates of Brodheadsville. (Minor Subdivision) Bue-Morris Associates. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Jim Connor 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) (SEO: no testing required)**

Skaflestad, Clyde (Land Development Plan) George Collura. Clyde Skaflestad was present on behalf of this plan and he asked what his engineer needed to do to move the plan forward. Engineer Freeman indicated that the engineer needs to address the outstanding comments. On motion made by Dave Johnson, 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)**

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP No one was present on behalf of this plan. On motion made by Dave Johnson, 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. No one was present on behalf of this plan. On motion made by Dave Johnson, seconded by Jim Connor 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 indicated that he would like the Supervisors to consider a Fire Lane Ordinance and a revised Burning Ordinance. Mr. Eckert will email Dave Albright the draft ordinances and the Township will include them in the planning packets for November.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Zoning Comments M/M Vasquez – 1 Special Exception and 2 Variances

On a motion made by Dick Rodenbach and seconded by Dave Johnson the Planning Commission provided the following comments regarding the Special Exception and 2 Variances. (6-0)

- The Planning Commission does not recommend the special exception be granted for parking on grass. The Planning Commission recommends an improved surface for parking.

- The Planning Commission recommends a variance be granted for the side yard setback contingent upon significant landscape buffers be installed between the church and residential property.
- The Planning Commission does not recommend a variance be granted for driveway width, based on safety/traffic flow concerns. The Planning Commission recommends that the church provide for two-way traffic flow.

Proposed Stormwater Ordinance Comments

On a motion made by Jim Connor seconded by Dave Johnson it was voted to recommend the Stormwater Management Ordinance contingent upon the clarification of language referring to a “Timber Budget”. (6-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Dave Johnson it was voted to adjourn at 8:37p.m. (6-0)

Respectfully submitted,

David Albright
Township Manager
Acting Recording Secretary