

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – DECEMBER 19, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, December 19, 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, Matt Connell, Atty. Tim McManus, Engineer Jim Freeman, Township Manager David Albright and Office Manager Cathy Martinelli.

Absent: None.

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

Minutes. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to approve the minutes of the October 17, 2007 meeting, as distributed. (7-0)

Submittals: None.

Plan Review.

Kinsley's Plaza Phase I. (Prelim LDP) Niclaus Engineering. Lou Cozza was present on behalf of this plan. Engineer Freeman's comment letter of 12/14/07 was reviewed. Several issues of concern were discussed such as (1) the outdoor pharmacy drive thru area, whether there was enough room for several cars, (2) landscaping trees to be reviewed and possibly changed. A lengthy discussion ensued. SEO, Helen Beers asked the Commission to consider moving the planning module along as it takes DEP quite a while to process. On motion made by Matt Connell, seconded by Dave Johnson it was voted to recommend to the Supervisors to send the planning module to DEP. (7-0) on motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan tonight. (7-0)(Plan date 8/17/07) (Accepted 9/19/07) (**waiver until 3/21/08**) (**SEO: requested planning module be approved**)

Effort Plaza. (Prelim LDP) Carbon Engineering. Mike Tirpak was present on behalf of this plan. Engineer Freeman's comment letter of 12/12/07 was reviewed. Most of the comments were addressed. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this preliminary plan subject to satisfactorily addressing all comments. (7-0) SEO, Helen Beers asked the Commission to consider moving the planning module along as it takes DEP quite a while to process. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend to the Supervisors to send the planning module to DEP. (7-0)(Plan date 6/6/06) (Accepted 11/15/06)(Rev. 6/14/07) (**waiver until 6/30/08**) (**SEO: requested planning module be approved**)

Bridge Associates of Brodheadsville. (Minor Subdivision) Bue-Morris Associates. It was asked via phone that this plan be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 6/25/07) (Accepted 7/18/07) (**open ended waiver 9/25/07**) (Rev. 9/11/07) (**SEO: no testing required**)

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (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. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (**Waiver until 3/31/08**) (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 Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (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**)

Pratixa Land Development (Prelim/Final LDP) Carbon Engineering. Mike Tirpak was present on behalf of this plan. Engineer Freeman's comment letter dated 12/19/07 was reviewed. A lengthy discussion ensued. A waiver was requested to change this plan to preliminary/final land development. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to recommend this waiver to the Supervisors. (7-0) On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan tonight. (7-0) (Plan date 9/5/07) (Accepted 10/17/07) (**waiver until 12/31/08**) (**SEO: no planning module required**)

Applegate Land Development (Prelim LDP) George Fetch. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to disapprove this plan unless a waiver is received by the Supervisors meeting on 1/7/08. (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver received 12/20/07**)

Sketch Plan: None.

Business from the Planning Commission: Thank Jim Connor for his service on the Commission, and it was voted that Cathy's Christmas cookies were homemade.

Planning Module Approval: See above notes.

Plans to be signed: None.

Other Business. Cathy and Dave asked the Commission to consider holding the meetings at 7:00pm for the year 2008.

Public Comment: None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to adjourn at 9:03 p.m. (7-0)

Respectfully submitted:

Cathy A. Martinelli
Recording Secretary