

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – March 21, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, March 21, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: No one.

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

Minutes. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to approve the minutes of the February 21, 2007 meeting, as distributed. (7-0)

Submittals:

Moretz, George. (Subdivision & Annexation) Bob Beers. Engineer Al Handy said everything is in order for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (7-0) (Plan date 2/28/07) (Received 3/5/07) **(90-day review ends 6/21/07)**

Plan Review.

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 Matt Connell 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 tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) **(Waiver until 7/19/07)** (Rev. 8/23/06) (Tabled 7/19/06-02/21/07)

Dehaven Subdivision (Lot line adjustment) BTT Associates, Inc. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 2/26/05) (Accepted 9/20/06) (Tabled 10/18/06-01/17/07) **(open ended waiver received 12/1/06)** (SEO: no planning module required)

Effort Plaza. (Land Development) Carbon Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 6/6/06) (Received 10/18/06) (Accepted 11/15/06) (Tabled 12/20/06-01/17/07) (**waiver until 7/31/07**) (SEO: planning module submitted and under review)

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 Matt Connell 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)

Frantz, Richard & Beverly. (Minor Subdivision) Robert Beers. Engineer Al Handy said this plan is ready for approval. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to approve this plan and recommend the same to the Supervisors. (7-0) (Plan date 1/25/07)(Received 2/6/07) (Accepted 2/21/07) (90-day review ends 5/21/07) (SEO: testing complete planning module under review. No County comments.)

Runyon, David (Minor Subdivision/Lot Joiner) Robert Beers. Engineer Al Handy said this plan is ready for approval. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to approve this plan and recommend the same to the Supervisors. (7-0) (Plan date 12/8/06) (Received 2/6/07) (Accepted 2/21/07) (90-day review ends 5/21/07) (SEO: no testing or planning required)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business.

Zoning – Special exception - Vazquez. This is an application before the Zoning Hearing Board to operate their church from the property, with occasional retreat groups. The applicant was not present and the Commission had numerous questions regarding this application. It was the consensus of the Commission that they need more information before they can make a recommendation.

Zoning – Special exception – McShane. This is an application before the Zoning Hearing Board to build within the 100 year floodplain. It was the consensus of the Commission that they need more information before they can make a recommendation. They would like to see a flood impact study and a Stormwater Management study . On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend not to approve this special exception as there is insufficient information. (7-0)

Institutional Zone Ordinance. This is a proposed Ordinance to designate a new district. The Institutional District would establish areas where both public and private institutional uses such as schools, recreation facilities, hospitals, public buildings and similar uses where such uses are not intermingled with residential development. To provide performance standards specific to such institutional uses while affording protection to adjoining areas. A brief discussion ensued among the Commission members. On motion made by Chris Eckert, seconded by Dave Johnson it was voted to recommend adopting this Ordinance to the Board of Supervisors with the proposed changes recommended by Atty. McManus. (7-0)

Adjournment. There being no further business, on motion made by Dave Gordon, seconded by Dave Johnson it was voted to adjourn at 8:26 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary