

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – APRIL 18, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, April 18, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

**Absent:** Chris Eckert.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

**Minutes.** On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to approve the minutes of the March 21, 2007, as distributed. (6-0)

**Submittals:**

Schurawlow Subdivision. (Minor Subdivision/Lot Line Adjustment) Niclus Engineering. Engineer Al Handy said everything was in order and is ready for acceptance. Since this is a minor lot line adjustment, this plan can also be approved and moved on to the Supervisors for their approval. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan and give conditional approval subject to satisfactorily addressing the Engineer review letter comments of April 10.<sup>th</sup> (6-0) (Plan date 4/3/07) (Accepted & Reviewed 4/18/07) (SEO: No planning required, lots have been tested) **(90-day review ends 7/18/07)**

Pleasant Valley Middle School Addition (Land Development Plan) Quad Three. The submittal was incomplete, therefore, Quad Three withdrew the plan in accordance with the recent change in the zoning, they will resubmit.

**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. (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 Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (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. (6-0) (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. (6-0) (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. (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)

Moretz, George. (Subdivision & Annexation) Bob Beers. 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. (6-0) (Plan date 2/28/07) (Received 3/5/07) (**90-day review ends 6/21/07**) (SEO: reserve area testing required for remaining lands, planning module under review)

**Sketch Plan:**

Arya & Patel LLC (Sketch Plan) Carbon Engineering. This is proposed for a 3 unit retail building at the intersection of Rte 115 and Gilbert Road. This property is identified on the official map; therefore, they need to set up a meeting with the Board of Supervisors. Also, input from the Conservation District on the stormwater issues would be helpful.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be Signed.** On the table for signatures.

**Other Business.**

**Stormwater Management Plan- Sunrise Homes.** Need comments.

This plan was received for comments by the Planning Commission as per our Stormwater Management Ordinance, since an area greater than 20,000 square feet was disturbed. Engineer Al Handy told the Commission everything was in order except he would like the natural swale on the easterly side of the property of Sunrise Homes be redefined so that it is back to its natural state. A lengthy discussion ensued between the Commission members, Atty. Meixsell on behalf of M/M Sottile, and Sunrise Homes. Commission member Matt Connell commented that he rented the Sottile home back in the 90's and that the flooding was a problem back then. On motion made by Matt Connell, seconded by Jim Connor it was voted to recommend to the Board of Supervisors approval of this plan with the condition that the installation of the swale on the easterly side of this property be returned to its natural state. (6-0)

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Dave Johnson, seconded by Matt Connell it was voted to adjourn at 9:21 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary