

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

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, September 19, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: Chris Eckert and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Larry Smith.

Minutes. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to approve the minutes of the August 15, 2007 meeting, as distributed. (5-0)

Submittals:

Kinsley's Plaza Phase I. (Prelim LDP) Niclaus Engineering. In for submittal. Lou Kosa was present on behalf of this plan. Engineer Freeman said this plan is complete for submittal. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to accept this plan for review.(5-0) (Plan date 8/17/07) (Accepted 9/17/07) (90-day review ends 12/17/07) **(SEO: testing complete, planning module under review)**

Plan Review.

Regency Plaza. (Prelim/Final LDP) Keystone Consulting) Eric Snyder was present on behalf of this plan. Engineer Freeman's letter dated September 12, 2007 was reviewed, as well as comments from Atty. McManus letter dated July 17, 2007 #1, 3, 4, and 5. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to recommend conditional approval subject to Engineer letter dated 9/12/07, and Atty. letter dated 7/17/07 comments being satisfactorily addressed as well as recommended updating the landscape plan to include split rail fencing. (5-0) **(open ended waiver 8/16/07) (SEO: testing complete, planning module required)**

Effort Plaza (Land Development) Carbon Engineering requested to table this plan for this evening. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (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. Sara Bue-Morris was present on behalf of this plan. There is currently a zoning violation on the site with the partial construction of an additional dining facility. Larry Smith said that until the structure is down or the structure is shown on this plan we cannot take action on this plan. Atty. McManus concurred with this. On motion made by Dave Johnson, sec-

ended by Jim Connor it was voted to table this plan. (5-0) (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. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (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 Jim Connor it was voted to table this plan. (5-0) (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 Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (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. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Jim Connor it was voted to adjourn at 7:56 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary