

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – December 15, 2010

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, December 15, 2010 at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Larry Smith, Nick Caprioli, Sherry Harding, Dick Rodenbach, Matt Connell, Atty. Tim McManus, Engineer Chris McDermott, Dave Albright (Township Manager) and Cathy Martinelli (Office Manager)

Absent: Dave Gordon and Dave Johnson

The **Pledge of Allegiance** to the Flag was led by Chris McDermott

Minutes. On motion made by Matt Connell, seconded by Sherry Harding, it was voted to approve the minutes of November 17, 2010 meeting, as distributed. (5-0)

Submittals.

Pleasant Valley Assembly of God. (Prelim/Final LDP) Niclaus Engineering. In for acceptance. Duane Remish of PV Assembly of God was present on behalf of this plan. He told the Commission it was the first time he had seen the plan and had some questions for his Engineer. A brief discussion ensued and Duane Remish decided to withdraw his plan, leaving the filing fee with the Township and will re-submit next month after a meeting with his Engineer. (Plan date 10/24/07)(SEO: planning module already approved)

Gilbert Post Office (LDP) A&E Group. In for acceptance. Engineer McDermott said this plan is complete for a review. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date 8/29/08) (Rev. 8/27/10, 9/5/10, 12/13/10) (SEO: reserve area testing incomplete)(**90-day review ends 3/15/11**)

Plan Review:

Kloiber, Van & Geralyn (Lot Line Adjustment) Robert Beers. No one was present on behalf of this plan. On motion made by Nick Caprioli, seconded by Matt Connell it was voted to table this plan tonight. (5-0) (Plan date 12-01-09) (**open ended waiver 11/10/10**) (Rev 9/20/10) (SEO: no planning or testing required)

Brodheadsville Chevrolet (Major Subdivision) Hanover Engineering. Andrew Bohl was present on behalf of this plan. Engineer McDermott's comment letter dated December 8, 2010 was reviewed. It was noted that this parcel is on the Official Map as "Agricultural Easement Considerations" It was suggested that Mr. Bohl ask for a worksession with the Board of Supervisors to discuss this designation. Several waivers were requested:

1. **Section 98-67-Regarding the requirement to install sidewalks along streets.** The Commission recommended to the Board of Supervisors that sidewalks be placed on Lot 1 and Lot 2 at the same time of development
2. **Section 98-28.A- Regarding a preliminary plan submission for all major subdivisions.** The submitted plan is designed to comply with both preliminary and final subdivision requirements. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to recommend approval of this waiver to the Board of Supervisors. (5-0)
3. **Section 92-10.I.2.a.2-Regarding the outer and inner buffer around wetland areas.** They are seeking relief from the Township to allow the possible installation of sanitary sewer laterals and electric utilities within the buffers should proposed Lot #2 be developed. A brief discussion ensued regarding these buffer areas. On motion made by Nick Caprioli, seconded by Sherry Harding it was voted to recommend approval of this waiver subject to encroachment in the buffer only to access for construction and maintenance. Disturbance within the inner buffer contained to the utility easement only. Disturbance within the outer buffer be limited to sewage disposal area and no more than 20% be disturbed. (5-0)
4. **Section 98-31-The Conservation Design Process for Major Subdivisions.** The subdivision plan as submitted identifies the primary and secondary conservations areas within the subject parcel. All areas outside the delineated natural resources (i.e. wetlands) shall be considered potential development areas. As per the waiver request they are anticipating, the wetland area delineated on the subdivision plan will not be disturbed when the proposed Lot #2 is developed. Since the end use for proposed Lot #2 is unknown at this time, the applicant is seeking a waiver to complete the requirements of the Conservation Design Process as defined in SALDO. On motion made by Matt Connell, seconded by Nick Caprioli it was voted to recommend approval of this waiver to the Board of Supervisors. (5-0)

Additional Comments #28. The Planning Commission requested the applicant to address compliance on Lot 1 with previously approved landscaping plan. A brief discussion ensued on their lack of landscaping as required by their Land Development Plan. The owner said the landscaping will be addressed in the spring and he will send a letter of compliance. The Commission recommended a bond be placed to ensure the landscaping will be completed. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to recommend conditional approval of this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated December 8, 2010. (5-0) (Plan date 10/4/10) (**open ended waiver 12/16/10**) (Rev. 10/29/10) (SEO: no flows for proposed use have been submitted. At minimum a component 2 planning module will be required)

Regency Plaza. Preliminary Plan) Keystone Engineers. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Nick Caprioli it was voted to table this plan tonight. (5-0)(Plan date 3/2/09)(Accepted 3/18/09) (**open ended waiver 5/20/09**) (Rev. 8/4/09, 10/5/09)

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 Nick Caprioli, seconded by Matt Connell it was voted to adjourn at 7:55 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary