



**Planning Commission  
Schuylkill County  
MINUTES – February 20, 2013**

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**Commission Members Present:** Charles Ross, Vice-Chairman; James Setlock, Secretary; John Malinchok; Anthony Prudenti; David Briggs; Bob Lettich; Kenneth Lehman; Gerald Lengel

**Commission Members Absent:** Gary Bender, Chairman

**Press Attending:** None

**Guests:** Michael Brinkash

**Staff Attending:** Susan Smith, Director; Lisa Mahall, County Engineer; Robert Frycklund, Esq., Assistant Solicitor; Jackie Pellish, Assistant Planner

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The monthly meeting of the Schuylkill County Planning Commission was called to order by Vice-Chairman Ross on Wednesday, February 20, 2013 at 6 PM.

**Approval of Minutes**

The minutes from the January 16, 2013, meeting was approved by the Planning Commission.

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Briggs, the Planning Commission unanimously approved the minutes of the January 16, 2013 Planning Commission meeting.**

**Public Comment**

None

**County Subdivision and Land Development Plans –Conditional Approvals**

Four plans were submitted to the Planning Commission for **Conditional Approval**.

1. Properties of Mahanoy City Borough – Final Annexation Plan  
Mahanoy City Borough - 48-07-0076.000, 48-07-0075.000, 48-07-0075.000, 48-07-0073.000 and 48-07-0072.000
  - Waiver Request to change the scale to 1"=20"

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Lettich, the Planning Commission unanimously granted Waiver Request.**

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Prudenti, the Planning Commission unanimously granted Conditional Approval.**

2. Building Expansion Big B Manufacturing – Revised Final Land Development Plan  
Upper Mahantongo Township – 31-04-0092.002, 31-04-0092.004 and 31-04-0092.003

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Malinchok, the Planning Commission unanimously granted Conditional Approval.**

3. Spector Minor Subdivision / Annexation – Final Plan Saint Clair Industrial Park  
East Norwegian Township – 08-02-0019.002, 08-03-0005.005, 08-03-0015.003, & 08-03-0015.006

**MOTION: On the motion of Mr. Lengel, seconded by Mr. Setlock, the Planning Commission unanimously granted Conditional Approval.**

4. Algonquin Valley Section of Eagle Rock – Major Subdivision Final Plan  
North Union Township – 19-06-0025.000

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission granted Conditional Approval.**

7 Yes Votes: Charles Ross, James Setlock, John Malinchok, David Briggs, Bob Lettich, Kenneth Lehman, Gerald Lengel

1 No Vote: Anthony Prudenti

#### **County Subdivision and Land Development Plans – Final Approvals**

Three plans were submitted to the Planning Commission for **Final Approval**.

1. AW South Section of Eagle Rock – Preliminary Plan  
North Union Township – 19-06-0025.000

- Waiver request for lots with steep slopes.

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Prudenti, the Planning Commission unanimously denied Waiver Request.**

- Waiver request for turnaround of the cul-de-sac street to have a radius of 40 ft. and a right-of-way of 50 ft.

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lengel, the Planning Commission granted Waiver Request.**

7 Yes Votes: Charles Ross, James Setlock, Anthony Prudenti, David Briggs, Bob Lettich, Kenneth Lehman, Gerald Lengel

1 No Vote: John Malinchok

- Waiver request for overhead utilities

**MOTION: On the motion of Mr. Setlock, seconded by Mr. Malinchok, the Planning Commission unanimously granted Waiver Request.**

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Lengel, the Planning Commission unanimously granted Final Approval with the condition that a detailed grading plan for all lots in excess of 25% shall be submitted with the submission of a Final Plan for the AW South Section. A waiver request for land with slopes greater than 33% will be reconsidered by the Planning Commission as part of the Final Plan submission based on the more detailed information to be provided as part of a grading plan.**

2. Ronnie L. and Anita Bixler, Eric R. & Angela R. Schalles and Robert J. & Beth A. Huntsinger – Final Plan  
Barry Township – 01-03-0020.002

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Lehman, the Planning Commission unanimously granted Final Approval.**

3. Kenneth K. Witmer – Final Plan  
Barry Township – 01-10-0050.000

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission granted Final Approval.**

- 7 Yes Votes: Charles Ross, James Setlock, John Malinchok, David Briggs, Bob Lettich, Kenneth Lehman, Gerald Lengel
- 1 No Vote: Anthony Prudenti

**Act 247 (Municipal) Reviews**

Nine municipal subdivision/land development plans were reviewed by County staff including:

1. Hidden Forest Phase 4 - Eagle Rock Preliminary Subdivision, Major Subdivision Plan, East Union Township
2. Land Development Plan for HJJT Family Limited Partners, Preliminary/ Final Plan, Orwigsburg Borough
3. Paul O. and Patricia Lynne Querengasser & Robert Craig and Sally Ruth Jordan, Final Plan, Wayne Township
4. Warehouse Expansion and Development Plans Prepared for First Quality Nonwovens, Inc., Final Plan, East Union Township
5. Timothy M. Wirtz and Kristin M. O’Donnell 2-Lot Minor Subdivision, Final Plan, Butler Township
6. Land Development Plan for Pine Grove Animal Clinic, Preliminary/Final Plan, Pine Grove Township
7. Revision to Plan of Record Camelot Estates Phase II, Revision, West Brunswick Township
8. 2nd. Revision to Record Plan for “Chestnut Hill Phase IV and Overall Drainage Plan”, Revision, North Manheim Township
9. Bartash Industries, LLC, Final Plan, Orwigsburg Borough

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Prudenti, the Planning Commission unanimously approved the Municipal Reviews.**

**Act 537 Reviews – None**

**Project Review List**

**Zoning Report**

The Zoning Report for the month of January was reviewed by the Planning Commission.

	<u>January 2013</u>	<u>Year To Date</u>
<b>Number of Permits Issued</b>	5	23
<b>Total Construction Costs</b>	\$596,616	\$1,942,866
<b>Total Fees Collected</b>	\$1,680	\$4,860

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Setlock, the Planning Commission unanimously accepted the Zoning Report.**

**Planning Director’s Report**

Ms. Smith asked that any board member who did not return an Ethics Form that they please do that. She also informed the Planning Commission members the County has decided to out-source Zoning Services to Alfred Benesch. Kyle Kehoe from Alfred Benesch will assume the position of Zoning Officer for the County.

**New Business**

Michael Brinkash, P.E., P.L.S., requested the withdrawal of the Preliminary Plan for Phase 2 and 3 of the Hidden Forest Section of Eagle Rock.

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Lehman, the Planning Commission unanimously approved the withdrawal of the Preliminary Plan for Phase 2 and 3 of the Hidden Forest Section of Eagle Rock.**

**Adjournment**

There being no further business to discuss, on a motion by Mr. Briggs, seconded by Mr. Setlock, the meeting was adjourned. The next scheduled meeting date is March 20, 2013.

Attest: \_\_\_\_\_

Secretary: \_\_\_\_\_