



**Planning Commission  
Schuylkill County  
MINUTES – April 16, 2014**

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**Commission Members Present:** Gary Bender, Chairman; Charles Ross, Vice-Chairman; Anthony Prudenti; David Briggs; Bob Lettich; Gerald Lengel; Robert Pitts

**Commission Members Absent:** James Setlock, Secretary; John Malinchok

**Press Attending:** None

**Guests:** Dave Walasavage; Mike Brinkash; Mark Magreki; Chad Smith; Dan Durange

**Staff Attending:** Susan Smith, Director; Lisa Mahall, County Engineer; Glenn Roth, 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 Chairman Bender on Wednesday, April 16, 2014 at 6 PM.

**Approval of Minutes**

The minutes from the March 19, 2014, meeting were approved by the Planning Commission.

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Lengel, the Planning Commission unanimously approved the minutes of the March 19, 2014 Planning Commission meeting.**

**Public Comment**

None

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

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

**David and Lavina High, Verizon Wireless- Helfenstein Final Land**

Eldred Township  
10-06-0033.000

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

**Jerome & Judy Strokeltus and Anthony & Karen Chillemi – Final Plan**

Borough of Mount Carbon  
53-02-0013.000

A request for modification was submitted in writing for the Plan Scale. The request is to accept 1"=30' scale that will make the plan more legible. (Section 404.A.3)

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously approved the Modification Request.**

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

5 Yes Votes: Gary Bender; Charles Ross; Bob Lettich; David Briggs; Gerald Lengel

2 No Votes: Anthony Prudenti; Robert Pitts

**John A. Matulevich, Janice M. Gallagher and Georgine A. Klinger Final Plan**

East Norwegian Township

08-06-0173.000

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

6 Yes Votes: Gary Bender; Charles Ross; Bob Lettich; David Briggs; Gerald Lengel; Robert Pitts

1 No Vote: Anthony Prudenti

**Our Lady of Good Council Roman Catholic Parish – Final Plan**

Borough of Gordon

46-04-0069.000 and 46-04-0070.000

A request for modification was submitted in writing for the Plan Scale. The request is to accept 1"=30' scale that will make the plan more legible. (Section 504.A.3)

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously approved the Modification Request.**

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

**Fulton Bank N.A. – Annexation Final Plan**

Borough of Pine Grove

58-05-0255.000 and 58-05-0257.000

A request for modification was submitted in writing for the Plan Scale. The request is to accept 1"=20' scale that will make the plan more legible. (Section 404.A.3)

**MOTION: On the motion of Mr. Ross, seconded by Mr. Lettich, the Planning Commission unanimously approved the Modification Request.**

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

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

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

**Family Dollar Store – Final Land Development/ Annexation Plan**

Mahanoy City Borough

48-03-0116.000, 48-03-0118.000 and 48-03-0118.001

- The proposed deed of annexation must be reviewed by the Planning Commission's Solicitor prior to plan approval. (Section 404.D)
- The land development is to be served by public sewer. Submit a copy of a letter from the sewer authority which states that the authority can adequately serve the site and any conditions required by the sewer authority for the provision of services. (Section 805.B.1)
- The land development is to be served by public water. Submit a copy of a letter from the water company which states that the authority can adequately serve the site and any conditions required by the water authority for the provision of services. (Section 805.E.1)

A request for modification was submitted in writing for the Plan Scale. The request is to accept 1"=20' scale that will make the plan more legible. (Section 804.B.3.a)

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Lettich, the Planning Commission unanimously approved the Modification Request.**

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

#### **Rausch Creek Land, LP – Final Plan**

Tremont Township & Porter Township

22-07-0006.000, 22-07-0006.001, 29-05-0005.000, 29-05-0005.016 & 29-05-0010.000

- **Remove Note # 5 Lot 1-** Reserved for future cell tower expansion.  
And replace with Note # 5 Lot 1- Continued open space, not for development.
- **Remove Note-** Prior to any new construction involving cell tower expansion, a Special Exception will need to be granted by the Zoning Hearing Board, and a Land Development Plan could possibly be required.

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Ross, the Planning Commission unanimously approved these changes.**

- Provide Easement Agreements for Solicitors review and approval. (Section 504.H)

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Pitts, the Planning Commission unanimously granted Conditional Approval until July.**

6 Yes Votes: Gary Bender; Charles Ross; Anthony Prudenti; David Briggs Gerald Lengel;  
Robert Pitts

1 No Vote: Bob Lettich

#### **County Subdivision and Land Development Plans –Preliminary Plan**

Two plans were submitted to the Planning Commission for **Preliminary Plan Approval.**

#### **Eagle Rock- Hidden Forest Phase 1**

North Union Township

A request for modification was submitted in writing for the proposed turnarounds of the cul-de-sac streets to have a reduced radius of 40 feet and a minimum right-of-way of 50 feet.

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously approved the Modification Request for the cul-de-sac radius and minimum right-of-way.**

A request for modification was submitted in writing for the deferment of the utility location to the PUC. (Section 112.A)

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Briggs, the Planning Commission unanimously approved the Modification Request for deferment of utility location to the PUC.**

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

**Eagle Rock- Hidden Forest Phase 2**

North Union Township

- A request for modification was submitted in writing for the deferment of the utility location to the PUC. (Section 112.A)

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Ross, the Planning Commission unanimously approved the Modification Request for the deferment of the utility location to the PUC.**

- A request for modification was submitted in writing to exclude the requirement of the submission of a Landscape Plan. (Section 703.A.1.i)

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously approved the Modification Request to exclude the requirement of a Landscape Plan.**

- A request for modification was submitted in writing to reduce the minimum distance from driveways to intersecting streets from the required 75 feet to 50 feet. (Section 1105.G)

**MOTION: On the motion of Mr. Ross, seconded by Mr. Briggs, the Planning Commission unanimously approved the Modification Request to reduce the minimum distance from driveways to intersecting streets.**

- A request for modification was submitted in writing to waive the requirements of Section 1105.A Land Requirements to develop lots in excess of 25% slope.

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission denied the Modification Request to develop lots in excess of 25% slope.**

3 Yes Votes: Gary Bender; Bob Lettich; David Briggs

4 No Votes: Charles Ross; Anthony Prudenti; Gerald Lengel; Robert Pitts

Subsequent to the denial the Planning Commission did approve the modification request to develop lots in excess of 25% slope with the condition that the applicant include a note on the Final Plan which specifically enumerates by lot number all those lots with slope in excess of 25%. The note must also include a statement indicating that an approved zoning variance may be required in order to develop those lots in accordance with Section 308.C of the Schuylkill County Zoning Ordinance. This statement will need to be reviewed and approved by the County Solicitor. (Section 1105.A)

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission approved the Modification Request to develop lots in excess of 25% slope with the conditions listed above.**

6 Yes Votes: Gary Bender; Charles Ross; Bob Lettich; David Briggs; Gerald Lengel; Robert Pitts

1 No Vote: Anthony Prudenti

- A request for modification was submitted in writing to allow the street grades –cross slopes of 2% - to be consistent with the approved Individual NPDES permit. (Section 1111.D.2.b)

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Ross, the Planning Commission approved the Modification Request to allow the street grades to be consistent with the NPDES permit.**

- A request for modification was submitted in writing to waive roadway grades in excess of 10% to allow a maximum roadway grade of 15%. (Section 1111.B)

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Pitts, the Planning Commission approved the Modification Request regarding the maximum roadway grade of 15%.**

6 Yes Votes: Gary Bender; Charles Ross; Bob Lettich; David Briggs Gerald; Lengel; Robert Pitts

1 No Vote: Anthony Prudenti

- A request for modification was submitted in writing to allow a 4 foot wide shoulder. (Section 1109)

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously approved the Modification Request regarding the width of the shoulder.**

- A request for modification was submitted in writing to reduce the required 50 foot setback from storm water basins to at least 10 feet setback on all facilities noting that no infiltration facilities are located up gradient of structures. (Section 1121.0)

**MOTION: On the motion of Mr. Lengel, seconded by Mr. Briggs, the Planning Commission unanimously approved the Modification Request regarding setback of storm water facilities.**

- A request for modification was submitted in writing to modify the requirement for curbing. (Section 1118)

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Briggs, the Planning Commission unanimously approved the Modification Request regarding curbing.**

- A request for modification was submitted in writing to modify the requirement for sidewalks. (Section 1125)

**MOTION: On the motion of Mr. Prudenti, seconded by Mr. Briggs, the Planning Commission unanimously approved the Modification Request regarding sidewalks.**

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission a Preliminary Plan Approval.**

6 Yes Votes: Gary Bender; Charles Ross; Bob Lettich; David Briggs; Gerald Lengel; Robert Pitts

1 No Vote: Anthony Prudenti

### **Extension Request**

Representatives of Eagle Rock withdrew the extension requests for Hidden Forest Phase 1 and Hidden Forest Phase 2 at the Planning Commission meeting.

**Act 247 (Municipal) Reviews**

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

1. Leroy E. and Regina L/ Kromer Sketch Plan, Sketch Plan, Minor Subdivision, West Penn Township
2. Schuylkill County Fairgrounds Proposed Building Site, Land Development Plan, Final Plan, Wayne Township
3. VRAJ Land Development Plan, Land Development Plan, Final Plan, Wayne Township
4. Preliminary Land Development Plan for Sunoco, Inc., Preliminary Plan, Land Development Plan

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

**All Other Act 247 (Municipal) Reviews**

None

**Act 537 Reviews**

None

**Project Review List**

The Planning Commission members reviewed the Project Review Report for the month.

**Zoning Report**

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

	<u>March 2014</u>	<u>Year To Date</u>
<b>Number of Permits Requested</b>	11	29
<b>Total Construction Costs</b>	\$935,900	\$5,865,289
<b>Total Fees Collected</b>	\$2,100	\$6,320

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

**Planning Director’s Report**

Ms. Smith informed the board of two grant opportunities that are available. Both are called Multimodal Transportation Fund. One is funded by Penn Dot and the other by Commonwealth Financing Authority. Funds may be used for the development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development

**Act 89- Four projects were added to the list for Schuylkill County**

- Schuylkill County Surface Improvements (\$1.6 million estimate)  
Includes PA 61 in Frackville and Ashland boroughs, Butler Township.
- Schuylkill County Surface Improvements (\$950,000 estimate)  
Includes PA 895 in West Penn Township.
- Schuylkill County Surface Improvements (\$836,000 estimate)  
Includes PA 339 and PA 924 in East Union Township.
- Schuylkill County Surface Improvements (\$414,000 estimate)  
Includes PA 443 in North Manheim Township and Orwigsburg Borough.

**New Business**

- New and Revised checklist items for Act 247 municipal reviews.
  - Mine Subsidence
  - MPC- Notice to School Districts

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously accepted the new and revised checklist.**

**Adjournment**

There being no further business to discuss, on a motion by Mr. Briggs, seconded by Mr. Lengel, the meeting was adjourned. The next scheduled meeting date is May 21, 2014.

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

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