



**Planning Commission
Schuylkill County
MINUTES – December 18, 2013**

Commission Members: Gary Bender, Chairman; Charles Ross, Vice-Chairman; James Setlock, Secretary; Anthony Prudenti; David Briggs; Bob Lettich; Gerald Lengel; John Malinchok

Commission Members Absent: None

Press Attending: Al Dietz

Guests: None

Staff Attending: Susan Smith, Director; Lisa Mahall, County Engineer; Glenn Roth, Esq., Assistant Solicitor; Jackie Pellish, Assistant Planner

The monthly meeting of the Schuylkill County Planning Commission was called to order by Chairman Bender on Wednesday, at 6 PM.

It is with deep regret that the Schuylkill County Planning Commission noted the passing of Planning Commission member since 2008 Kenneth Lehman.

Approval of Minutes

The minutes from the November 20, 2013 meeting were approved by the Planning Commission.

MOTION: On the motion of Mr. Lettich, seconded by Mr. Malinchok, the Planning Commission unanimously approved the minutes of the November 20, 2013 Planning Commission meeting.

Public Comment

None

County Subdivision and Land Development Plans – Final Approvals

One plan was submitted to the Planning Commission for Final Approval.

1. Gola/Huey – Final Plan
East Norwegian Township, 08-08-0003.000

MOTION: On the motion of Mr. Malinchok, seconded by Mr. Setlock, the Planning Commission unanimously granted Final Approval.

County Subdivision and Land Development Plans –Conditional Approvals

Three plans were submitted to the Planning Commission for Conditional Approval.

1. Sherry K. Blyer and Brittnay J. Blyer – Final Plan
Upper Mahantongo Township, 31-05-0048.000
 - Contour lines at an interval of two feet (2') shall be shown. If not, request a waiver. (Section 504.B.17.a)
 - If a driveway will access a municipal road, the plat shall contain a notice that states "Prior to construction of a new driveway, permission to connect to a municipal road shall be requested from the Municipality by the individual lot owner(s)." (Section 504.E.2)

- The Sewage Facilities Planning Module must be signed by the appropriate municipal official and the Sewage Enforcement Officer (SEO). Written correspondence must be received from PADEP approving the proposed installation of the on-lot septic system prior to final plan approval. (Section 504.F)
- The plan appears to have a limit of disturbance greater than 5000 sq. ft., thus an Erosion and Sedimentation Control Plan must be submitted to the Sch. Conservation District. Provide written correspondence that the E&S plan was submitted and approved. (Section 504.J)
- If an NPDES Permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission. Written correspondence from the Sch. Conservation District or PADEP indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final approval. (Section 504.J)
- The plan did not contain Section 310- Agricultural Nuisance Disclaimer (see note below). This plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance

MOTION: On the motion of Mr. Lettich, seconded by Mr. Lengel, the Planning Commission unanimously granted Conditional Approval until the March, 2014 meeting.

2. Lymaster Lot Annexation – Final Plan
Washington Township, 3-03-0013.000

- The applicant shall submit new deeds so that the description of the metes and bounds for the property include the new area(s). The deed shall provide a description of the receiving tract, which reflects the proposal to join in common with the acreage to be conveyed. The proposed deed shall include “Parcel [A] has been annexed to Parcel [B] pursuant to the Schuylkill County Subdivision and Land Development Ordinance and neither Parcel [A] nor Parcel [B] can be sold or developed separately from the other.” The proposed deed of annexation must be reviewed by the Planning Commissions’ Solicitor prior to plan approval. (Section 404.D)

MOTION: On the motion of Mr. Ross, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Approval until the March, 2014 meeting.

3. Andrew J. & Christine M. Lukacsina – Annexation Final Plan
Frailey Township, 12-07-0132.000, 12-07-0133.000 & 12-07-0134.000

- The applicant shall submit new deeds so that the description of the metes and bounds for the property include the new area(s). The deed shall provide a description of the receiving tract, which reflects the proposal to join in common with the acreage to be conveyed. The proposed deed shall include “Parcel [A] has been annexed to Parcel [B] pursuant to the Schuylkill County Subdivision and Land Development Ordinance and neither Parcel [A] nor Parcel [B] can be sold or developed separately from the other.” The proposed deed of annexation must be reviewed by the Planning Commissions’ Solicitor prior to plan approval. (Section 404.D)

MOTION: On the motion of Mr. Prudenti, seconded by Mr. Malinchok, the Planning Commission unanimously granted Conditional Approval until the March, 2014 meeting.

Extension Request

Alfred Matuk Subdivision

MOTION: On the motion of Mr. Briggs, seconded by Mr. Ross, the Planning Commission approved the Time Extension until the January 2014 Planning Commission meeting.

- 4 Yes Votes: Gary Bender; Charles Ross; James Setlock; Anthony Prudenti; David Briggs; Bob Lettich; Gerald Lengel; Anthony Prudenti
- 1 No Vote: John Malinchok

Act 247 (Municipal) Reviews

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

1. Final Land Development Plan Schuylkill County Gunworks, Norwegian Township, 18-06-0101.001
2. Final Plan of Subdivision for Anne Marie Reichwein Paul and Susan Reichwein Bell, 04-05-0110.003
3. Mary J. Tharpe Subdivision, Wayne Township, 34-17-0009.000, 34-17-0010.000 & 34-14-0113.000
4. Minersville Area School District Softball Field Preliminary/ Final Land Development Plan, Cass Township, 05-08-0054.000
5. Minor Subdivision Final Plan for Anna Kaczmarczyk and Joseph A. Cocco, Jr., East Union Township, 09-10-0060.000

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 November was reviewed by the Planning Commission.

| | <u>November 2013</u> | <u>Year To Date</u> |
|---------------------------------|----------------------|---------------------|
| Number of Permits Issued | 15 | 186 |
| Total Construction Costs | \$1,623,020 | \$10,246,156 |
| Total Fees Collected | \$3,532 | \$37,247 |

MOTION: On the motion of Mr. Prudenti, seconded by Mr. Lengel, the Planning Commission unanimously accepted the Zoning Report with one correction.

Planning Director’s Report

None

New Business

Agricultural Note on Municipal Review Letters

Miss Pellish drafted a memo that will be sent to municipalities that Schuylkill County does not govern under its Zoning Ordinance and SALDO, and have not already provided an Agricultural Note on the plan already.

“Agricultural Note: The proposed new lot (s) is located within an area zoned Agricultural. We recommend if your municipal Zoning Ordinance contains a section similar to the “Agricultural Nuisance Disclaimer” found in the Schuylkill County Zoning Ordinance (§310.A.1) that it be added to the Plan and disclosed to any new buyer.”

MOTION: On the motion of Mr. Malinchok, seconded by Mr. Setlock, the Planning Commission unanimously approved addition to Municipal Reviews.

Modification vs. Waiver

Mr. Prudenti made the suggestion to the Planning Commission Board that the word waiver be replaced by modification since this is the term used in the MPC.

MOTION: On the motion of Mr. Ross, seconded by Mr. Lengel, the Planning Commission unanimously approved.

Adjournment

There being no further business to discuss, on a motion by Mr. Ross, seconded by Mr. Lettich, the meeting was adjourned. The next scheduled meeting date is January 15, 2013.

Attest: _____

Secretary: _____