

**Planning Commission Meeting
MINUTES**

October 1, 2008

The meeting was called to order at 7:05 p.m. by Bruce Fritchman and opened with the *Pledge of Allegiance*.

Members present were: Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, Barbara Lindtner, and Curtis Reiss.

Bob Wynn, Township Engineer; Terry Clemons, Township Solicitor; Rich Schilling, Township Manager; Dave Taylor, Zoning Officer; and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to approve the August 6, 2008 and September 3, 2008 minutes as amended. Scott Douglas **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Sketch Plans - None

Confirmed Appointments

Grey LLA – Quarry Road – Scott Mease, Mease Engineering presented for the applicant who was also present. John Tench, property owner, was also present. Scott Mease noted that the property's owner, Mr. Tench, had a letter notarized stating that he is the property owner. Mr. Mease referred to the September 17, 2008 Township Engineer's review letter noting that the plan has been revised to include adding 40 acres to the property and showing additional structures on adjoining properties, and notation of the PPL right of way.

Property TMP 42-9-1 is proposed to be increased to 5.8 acres in size. Mr. Tench does not want to consolidate TMPs 42-9-9 and 42-9-1 as suggested in Point 2 of the September 17, 2008 Township Engineer's review letter. Mr. Tench would like the opportunity to keep the 6 acre building lot. He would like to align the 3 properties leaving the features in the field. After a lengthy discussion with Mr. Tench, the Commission concluded that the lots would need to be reconfigured to make them conforming. It was also suggested that the applicant look at making the current driveway into a private road.

The Commission also concluded that a vote on the waiver requests could not be made until the plan comes back with any necessary revisions. Scott Douglas noted that the storage trailer on the property will have to be included in the storm water calculation. No action was taken on this plan. An extension was granted until December 30, 2008.

Plans to Accept for Review Only – None

New Business – None

Old Business

a. Actions Regarding Pending Plans

1. Grey LLA – action required by November 5, 2008. An extension was received through December 30, 2008.

Correspondence – None

Public Comment - None

Code Enforcement and Zoning Administrator – Issues for discussion - None

Planning Commission Comments & Project Reports

Bruce Fritchman announced that he has received the maintenance and standard agreement from Terry Clemons. Mr. Fritchman suggested the Commission talk about the agreement during the storm water ordinance discussion during a regular meeting. Mr. Fritchman also suggested that the Commission revisit and get familiar with it, any make notation of any grammatical errors or issues. The goal is to finish it up at the October work session.

Adjournment

At 8:30 p.m., Pete Lamana **moved** that the public meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, November 5, 2008