

Planning Commission Meeting Minutes
(Work Session)
February 20, 2020

Members present: Chairperson Dawn Nicholson, Karen Bedics, Bobb Carson, Brian Hague, Angela Kelly, Steve Smith, Jay Fuggiti

Also Present: Mr. Steven Hudak, Business Owner

Ms. Nicholson called the meeting to order at 7:03 PM. February 5th meeting minutes were reviewed and approved. Motion by Steve Smith, Second by Jay Fuggiti.

1778 Richlandtown Pike / Hudak Preliminary Sketch Plan – The applicant presented an updated sketch plan, based on comments and suggestions from the first meeting with the commission on 1/8/2020. The following changes were added to that plan: designated parking area and extra storage area, adjusted lot lines, list of potential uses of the property, along with any existing or proposed features that are planned to be used or abandoned.

The Commission questioned where the point of access for the property is located and Mr Hudak stated that driveway and access points are on Richlandtown Pike, Ms. Bedics questioned the size of trucks that will be accessing the property and made Mr. Hudak aware that there are truck restrictions along Keystone Rd. Mr. Carson pointed out the soil types were incorrect of the plan, the soil on the property would not be able to hold a septic drain field, so portable toilets would only be allowed to be used.

The following recommendations should be addressed on future plans and then sent to the Commission: driveway access(es), soil types corrections and also type of (vegetation) buffers proposed to be installed along Keystone Rd.

The Commission informed Mr. Hudak that he will also need to file an application with the Zoning Hearing Board for a special exception to convert a non-conforming use to another non-conforming use.

Mr. Hudak would like to submit an amended plan to the Commission and then request to have an informal meeting with the Zoning Officer.

Ms. Bedics brought it to the Commission's attention that the ACT 537 maps have been located. It was discussed how to have the digital copies distributed amongst the members of the Commission- possibly to have the Township staff use Google Docs instead of DropBox.

Mr. Hague asked for a description of what the ACT 537 is and was informed it is a wastewater treatment plan for the Township.

The meeting was adjourned at 7:50 pm.