

**ROSS TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 21, 2012**

**ROLL CALL:**

Chairman Scarfaro called to order the meeting at 7:00 pm. Members present were Charles Albanese, Roger Christman, Ron Boyd, Frank Piraino and Barry Shoemaker, Tom Hockman, Vice Chairman was absent. Engineer, Russ Kresge and Solicitor Dan Lyons were also present.

**APPROVAL OF MINUTES:**

Ron Boyd made a motion to approve the minutes from the meeting of January 17, 2012. Roger Christman seconded the motion. Motion carried.

**COMMUNICATIONS:**

Chairman Scarfaro read the memo that was sent to the Supervisors regarding Hunters resubmission fee and the letter that was sent to the Hunters requesting that the submission fee was required.

**OLD BUSINESS:**

**#2012-1 NOLF MINOR SUBDIVISION**

Engineer, Terry Martin was present to discuss the plan. A 2 acre parcel is being subdivided from existing lands on Stone Hill Lane. The comments were reviewed from the letter dated February 10, 2012 from Russ Kresge & Assoc. Comment 1) the applicant request that a letter be sent to assessor's office stating that: the gross acre is 2.02, the definition says 2.00 net exclusive of the road and future road widening, the assessor's office says no more than 2.00 acre. Comment 2) Recreation fee is required. Comment 3) Stormwater management, is covered by Covenant # 15. Comment 4A) sight distance requirement, after some discussion it was determined that the sight distance has been met. 4B) the Road Foreman has issued a driveway permit. 4C) is a request for a waiver as the driveway exceeds the grade permitted, Barry Shoemaker made a motion to recommend the waiver be granted, and Ron Boyd seconded the motion. Motion carried. 4D) the position of the driveway may have to be moved so the apron is not in front of the adjacent driveway, this has already been amended. 4E) the stormwater runoff will be evaluated by the Road Foreman. The letter dated January 25, 2012 from Monroe County Planning Commission was reviewed. Ron Boyd made a motion to recommend the plan for approval. Barry Shoemaker seconded the motion. Motion carried.

**NEW BUSINESS:**

Resubmission of Subdivision of Lands for Wanda & Terry Hunter  
Engineer Robert Beers was present to discuss the plan. Ron Boyd made a motion to accept the plans for review; the motion was seconded by Barry Shoemaker. Motion carried.

**OPEN TO THE PUBLIC:**

**PENDING:**

**ADJOURNMENT:**

Roger Christman made a motion to adjourn the meeting at 7:45pm. Ron Boyd seconded the motion. Motion carried.

Respectfully Submitted

Recording Secretary