

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
March 15, 2022

The Ross Township Planning Commission meeting scheduled for March 15, 2022, was called to order by Chairman Roger Christman at 7:00PM. The meeting was held at the Township Municipal Building.

In attendance were the following Planning Commission members: Chairman Roger Christman, Vice Chairman Rick Meixsell, Dave Labar, Frank Piraino, Roger Green and Lauri Lapping.

Also in attendance were PC Solicitor Michael Gaul, Township Engineer Russ Kresge, Ross Township Secretary/Treasurer Danielle Romano and Ross Township Planning Commission Secretary Deb Brown. Herb Stecker was absent from meeting.

Approval of Minutes:

A motion to approve the minutes from February 15, 2022 was made by Frank Piraino, seconded by Dave Labar and carried unanimously.

COMMUNICATIONS:

OLD BUSINESS:

1. 1246 Spruce Road – Scott Slater - Minor Subdivision:

- Neither the applicants nor their representatives attended the meeting.
- The Planning Commission noted the extension of time, until May 2, 2022, which had been granted by the Board of Supervisors at their February 7, 2022, meeting.
- A Planning Module was delivered to the office on March 10, 2022, from AASA Land Surveyors, and given to Ryan Engler, SEO. It was determined that it included a letter to the PA DEP requesting to withdraw the previous Planning Module for this project and to replace it with the one which was delivered. No action was taken because this is a matter for the SEO at this time.
- Roger Green made a motion to table the plan, seconded by Vice Chairman Rick Meixsell; the motion carried unanimously.
- If revised plans are to be submitted for consideration at the next Planning Commission meeting on Tuesday April 19, 2022, they must be received by April 5, 2022.

2. Lands of Beltzville Enterprises-Preliminary Major Subdivision Plan:

- Neither the applicants nor their representatives attended the meeting.
- A memo from the Board of Supervisors was reviewed and noted by the Planning Commission. This memo indicated that, at their March 7, 2022, meeting, the Board of Supervisors:
 1. Approved the applicant's Design Alternative "A" for individual driveways for each lot.
 2. Granted a waiver of SALDO Section 1005.A.4 505 (4-step design process).

3. Granted a waiver of SALDO Section 1005.A (maximum block length).
- A motion to recommend an extension of time until July 11, 2022, in response to a written request from the applicant's surveyor, was made by Vice Chairman Rick Meixsell. The motion was seconded by Dave Labar and carried by a vote of 5-0, with one abstention. Chairman Roger Christman abstained.

NEW BUSINESS:

3. Mr. Tighe Scott – Property discussion -

- Mr. Scott introduced Ryan Cortazzo to the Commission. Mr. Cortazzo is working with Mr. Scott to purchase a part (approximately 5 acres) of land owned by Mr. Scott and others. Land maps were presented to the Commission and reviewed in open discussion. Mr. Cortazzo and Mr. Scott wanted to review with the Planning Commission prior to submitting formal plans to PC. Mr. Cortazzo has a landscaping business and is looking to purchase land and use for the business as a Contractor's Yard. PC recommended that the Zoning Office be contacted.

4. May 2022 PC Meeting

- Election Day conflicts with next scheduled PC Meeting May 17, 2022.
- Motion to move meeting to Wednesday May 18, 2022 was made by Chairman Roger Christman and seconded by Dave Labar and carried unanimously
- Notification to public must be published at least 24 hours before scheduled meeting. PC Secretary will notify local paper of meeting date change.

OPEN TO THE PUBLIC:

- Resident Howard Beers inquired about a proposed gas pipeline and its location. Commission members responded that the proposed pipeline was not expected to be on Mr. Beers' property.
- There being no further business, the meeting adjourned at 7:35 PM. The motion to adjourn was made by Dave Labar, seconded by Lauri Lapping and carried unanimously.

Respectfully Submitted,

Deb Brown
Planning Commission Secretary