

ROSS TOWNSHIP PLANNING COMMISSION  
MONTHLY MEETING  
September 20, 2022

The Ross Township Planning Commission meeting scheduled for September 20, 2022 , was called to order by Chairman Roger Christman at 7:00 pm. 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, Herb Stecker and Lauri Lapping .

Also in attendance was Planning Commission Solicitor Michael Gaul, Township Engineer Russ Kresge, and Planning Commission Secretary, Deb Brown.

**Approval of Minutes:**

A motion to approve the minutes from the July 19, 2022 meeting was made by Herb Stecker and seconded by Dave Labar. The motion was carried unanimously.

**COMMUNICATIONS:**

**OLD BUSINESS:**

1. Lands of Beltzville Enterprises-Preliminary Major Subdivision Plan: ( deadline 10/3/2022)

- The applicant and representative attended the meeting.
- Request for an extension to March 6, 2023 received from applicant.
- A motion to accept the request for extension and send to the Board of Supervisors to review at their meeting on October 3, 2022 was made by Dave Labar and seconded by Rick Meixsell, and carried with a vote of 5 in favor and one abstention, Chairman Roger Christman abstained.

**NEW BUSINESS:**

1. Arsha Vidya Gurukulam Buildings Replacement - Sketch Plan ( Submitted 8/31/2022)

- The applicant and representatives were present at the meeting .
- The above referenced sketch plan is for the replacement of three existing buildings containing a total of 24 guest units with a single new building containing 24 guest units, on a property containing 17.5044 acres within the R-1 Zoning district.
- Engineer's report discussed by the Township Engineer Russ Kresge, the Planning Commission members and attendees. Engineer's report shared with applicant, Commission and Board of Supervisors.
- Zoning Officer comments also presented to the Planning Commission for review and discussion and are as follows.
- The existing use of the property is non conforming in an R-1 Zoning District, as a nonprofit educational institute. Under the section 805 (C) of the Zoning Ordinance, expansion of or construction of buildings within a Nonconformity Use, (1) such expansion shall not increase the severity or amount of the non conformity building into the required set back or create any new non conformity and (2) the expanded area will comply with applicable setbacks in the district.
-

- Verification of current use of all existing building within the sites. If the units are classified as garden apartments the maximum units permitted are 10 units.
- A detailed plan verifying the new parking arrangement and direction of traffic flow is needed
- The SEO's approval letter indicating the existing onsite sewage system can handle the current sewage flows
- Applicant and representatives next step to meet with zoning.

**OPEN TO THE PUBLIC:**

- Fireworks map and narrative to Consumer Fireworks and Conditions of Use received from CJERP Regional Planning Commission was discussed.

**PENDING:**

- Next meeting scheduled for October 18,2022 and new plans need to be submitted by October 4, 2022 to be presented to Planning Commission.

**ADJOURNMENT:**

- There being no further business, the meeting adjourned at 7:45 PM. The motion to adjourn was made by Herb Stecker, seconded by Roger Green and carried unanimously.

Respectfully Submitted,

Deb Brown  
Planning Commission Secretary