

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
February 15, 2022

The Ross Township Planning Commission meeting scheduled for February 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, Herb Stecker Dave Labar, Frank Piraino and Roger Green and Lauri Lapping Also in attendance were PC Solicitor Michael Gaul, Township Engineer Russ Kresge and Township and PC Secretary Danielle Romano.

Approval of Minutes:

A motion to approve the minutes from January 18, 2022 was made by Frank Piraino, seconded by Herb Stecker and carried unanimously.

COMMUNICATIONS:

After the invoices were reviewed by the Planning Commission Members for Keystone Consulting Engineers and King, Spry, Herman, Freund & Faul, LLC, a motion was made by Roger Green to accept/approve the payment of the invoices, seconded by Vice Chairman Meixsell and carried unanimously.

OLD BUSINESS:

1246 Spruce Road – Scott Slater - Minor Subdivision:

The applicant and their representatives did not attend the meeting.

The Planning Commission discussed the Request for Extension. The approval was received at the 02/07/2022 Board of Supervisors meeting.

Kirk Estate/Jody Kirk – Minor Subdivision:

The Applicant informed the Twp that the Applicant desired to withdraw the Plan. The PC agreed by consensus that the Applicant's request/action should be advanced to the BOS for any formal response by the Twp.

5 Earth Group Family – Lot Line Adjustment:

The PC adopted a Motion recommending that the Plan be approved, subject to the following conditions:

- a. Satisfactorily addressing the Twp Engineer's February 11, 2022 review letter
- b. Submitting proposed lot consolidation deeds, satisfactory to the Twp Solicitor

Kenneth Kochanowski – Lot Line Adjustment:

Jonathan Shupp was present to represent this plan.

The PC adopted a Motion recommending that the Plan be approved, subject to the following conditions:

- a. Satisfactorily addressing the Twp Engineer's February 11, 2022 review letter
- b. Submitting proposed lot consolidation deeds, satisfactory to the Twp Solicitor
- c. Revision of Note 1 on the Plan (delete the first part of the second sentence regarding DEP planning; leave in the second part regarding the need for sewage permit);
- d. Driveway permit for Lot 2

Lands of Beltzville Enterprises-Preliminary Major Subdivision Plan:

Jonathan Shup was present to represent this plan for acceptance.

The proposed Plan remains at the PC level, as the Applicant works through stormwater and E/S planning.

The Applicant requested that the PC make recommendations on three (3) matters, which the Applicant intends to request the Board of Supervisors to provide advance guidance on. The three matters concern (1) waiver of SALDO Section 1005.A.4. requiring a 4 step design procedure for Major Subdivision Plans, (2) waiver of SALDO Section 1005.A. concerning the maximum block length (2,000 ft.) and (3) the Twp's preferred design for the driveways. The PC adopted Motions recommending the following:

- a. waiver of SALDO Section 1005.A.4. requiring a 4 step design procedure for the Plan
- b. waiver of SALDO Section 1005.A. concerning the maximum block length
- c. The Applicant' design alternative "A" be used for the driveways for the development (driveways for each lot, as opposed to common driveways).

NEW BUSINESS:

OPEN TO THE PUBLIC:

No comments made.

There being no further business, the meeting adjourned at 8:18PM. The motion to adjourn was made by Frank Piraino, seconded by Dave Labar and carried unanimously.

Respectfully Submitted,

Danielle Romano
Planning Commission Secretary