

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
April 18, 2023

The Ross Township Planning Commission meeting scheduled for April 18, 2023, 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, Herb Stecker, Lauri Lapping and Roger Green.

Also in attendance were Attorney Michael Gaul, of King Spry law firm, Planning Commission Solicitor, and Township Engineer Russ Kresge.

Approval of Minutes:

A motion to approve the minutes from the March 21, 2023 meeting was made by Frank Piraino, and seconded by Dave Labar. The motion was carried unanimously.

COMMUNICATIONS:

None

OLD BUSINESS:

Kirk Estate Minor Subdivision: (deadline: 5/22/2023)

Mike Lalli was present representing the applicant. Jodi Kirk and counsel for the applicant was also present. Plan needs to be revised to meet Engineer's review and waivers are needed for driveway and access. It was the consensus of the Planning Commission that they would recommended approval of waivers pending revised plans being submitted for review. A request was made by the applicant to extend the plan to the July Board of Supervisors meeting. A motion to forward the request for extension to the Board for approval was made by Rick Meixsell and seconded by Frank Piraino. Motion carried unanimously.

Christman– Lot Line Adjustment (deadline: 7/25/2023)

Johnathan Shupp was present to represent the applicants. Applicant Roger Christman was also present at the meeting. All the comments from April 11, 2023 Engineer's report have been addressed. The Monroe County Planning Commission letter was received and shared with the Commission. Rolling Hills Road was a dirt road and the GIS tax map created the division. The plan is to subdivide Parcel A (0.1024-acre), largely within the road right of way from the Johnson property (Lot 1) and attach it to the Christman property (Lot 2) with the new property line being along the centerline of Rolling Hills Road. Frank Piraino made a motion to recommend approval of the plans and forward to the Board of Supervisors for approval at the next meeting. The motion was seconded by Roger Green and carried with one abstention, Roger Christman.

Meixsell – Lot Line Adjustment (deadline: 7/25/2023)

The above referenced plan proposes to subdivide Lot 3 into Parcel A (16.4800 acres) and Parcel B (16.4802 acres) and to combine parcel A with existing Lot 1 and Parcel B with existing Lot 2. Lot 1 and Lot 2 are along the southerly side of Kunkletown Road (SR 3004). Assessment office has been contacted. All the properties are within the R-1 zoning district. A motion to recommend approval of the plan to be presented to the BOS at the next meeting, with the condition that Comment No. 4 in the engineer's report dated April 11, 2023, be addressed, was made by Frank Piraino and seconded by Dave Labar. Motion carried unanimously.

Arsha Vidya – Preliminary Plan (deadline 7/25/2023)

Representatives of the plan were not present for the meeting. A request to table was submitted by the applicant's engineer prior to the meeting. The Planning Commission was given a letter from the Zoning office that was discussed briefly. The Commission discussed requesting the Township Zoning Officer to attend the next meeting to address questions regarding whether the project would be granted a zoning permit, without the need for any relief or other approvals under the Zoning Ordinance, and the impact of any difference between the square footage of new space as compared to the square footage of existing buildings on the property proposed to be replaced. The Planning Commission members and the Engineer also stated they had not been provided a copy of Exhibit B referenced in the certificate of non-conforming use, and would like a copy to complete their review of the development plan. A motion was made by Frank Piraino to request Township Zoning Officer Shawn McGlynn attend the next Planning Commission and seconded by Dave Labar. Motion carried unanimously. Chairman Roger Christman made a motion to table the plan to next meeting seconded by Frank Piraino. The motion was carried unanimously.

NEW BUSINESS:

Reschedule May Planning Commission Meeting – Election Day Tuesday May 16, 2023 conflicts with the regular scheduled Planning Meeting. The Committee discussed moving the meeting to the Tuesday after election, Tuesday May 23, 2023 at 7pm. Public notice will be advertised. A motion to move the meeting to Tuesday May 23, 2023 at 7pm was made by Rick Meixsell and seconded by Dave Labar. The motion was carried unanimously.

OPEN TO THE PUBLIC:

Resident Howard Beers raised a question about the Arsha Vidya certificate of non-conformity. He stated that some single family homes built on the parcels along Faulstick Road were converted into multifamily after zoning without a permit.

PENDING:

- Next meeting is scheduled for May 23, 2023 at 7PM.

ADJOURNMENT:

- There being no further business, the meeting adjourned at 8:20 PM. The motion to adjourn was made by Herb Stecker, seconded by Dave Labar and carried unanimously.

Respectfully Submitted,

Deb Brown
Planning Commission Secretary