

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
March 21, 2023

The Ross Township Planning Commission meeting scheduled for March 21, 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 and Lauri Lapping. Roger Green was absent from the meeting.

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 February 21, 2023 meeting was made by Herb Stecker, and seconded by Dave Labar. The motion was carried unanimously, with Roger Christman abstaining, because he did not attend the prior meeting.

COMMUNICATIONS:

OLD BUSINESS:

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

The Solicitor explained that the applicant had filed a revised plan just prior to the meeting. Because the Township Engineer did not have an opportunity to review the revised plan, the applicant was requesting that the plan be tabled to the next PC meeting. The extension would allow the Township Engineer to issue a review letter, and the applicant to prepare a response for PC review and evaluation.

A motion to table the plan until next meeting was made by Vice Chairman Rick Meixsell and seconded by Herb Stecker. The motion was carried unanimously.

NEW BUSINESS:

1. Meretz, Borger & Koehler – Lot Line Adjustment (Submitted 2/17/2023)

A motion to accept the plan was made by Rick Meixsell and seconded by Herb Stecker. The motion was carried unanimously.

The Township Engineer's review letter and copies of the proposed Lot Line Adjustment plans were distributed for review and discussion. The Monroe County Planning Commission review letter was also distributed to the Commission.

A motion to recommend approval of the plans to the Board of Supervisors conditioned upon the applicant meeting all the comments in the Engineer's report and revising plans to show house and driveway set backs on the plan, was made by Rick Meixsell and seconded by Dave Labar and carried unanimously.

2. Lands of Beltzville – Minor Subdivision (submitted 2/17/2023)

The planning commission discussed not accepting the plans because they did not include stormwater plans, or evidence that a stormwater plan had been filed with the conservation district. The applicant's representative Jonathan Shupp stated that the applicant preferred to receive input from the Board of Supervisors before preparing the Stormwater Plan design. After discussion, Mr. Shupp withdrew the Minor Subdivision Plan, deciding that the applicant would first attempt to schedule a meeting with the Board of Supervisors before proceeding further. A motion to accept withdrawal of the plan was made by Dave Labar, and seconded by Frank Piraino, and carried unanimously.

3. Christman– Lot Line Adjustment (Submitted 2/17/2023)

The above referenced plan is submitted for acceptance and review by the Engineer. The Monroe County 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. A motion to accept the plan for review was made by Rick Meixsell and seconded by Frank Piraino. The motion was carried with a vote of 5-0 with one abstention (Roger Christman).

4. Meixsell – Lot Line Adjustment (Submitted 2/17/2023)

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 accept the plan for review was made by Frank Piraino and seconded Dave Labar. Motion carried unanimously.

5. Arshad Vaidya – Preliminary Plan (Submitted 3/6/2023)

The plan was examined by the Commission and the zoning issues, including the Certificate of Non-Conformity, which had missing pages, were discussed. The Township Engineer's review letter noted that no stormwater plan had been submitted. The applicant's engineer acknowledged that a NPDES permit would be required, but that the applicant intended to mitigate the stormwater runoff by deducting prior runoff through the removal of a walkway.

A motion to accept the plan was made by Rick Meixsell and seconded by Herb Stecker, carried unanimously.

The Secretary was also directed to contact the Zoning Officer to request that a Zoning Compliance report be provided no later than 10 days prior to the next Planning Commission meeting.

OPEN TO THE PUBLIC:

Resident Howard Beers raised question about the certificate of non-conformity.

PENDING:

- Next meeting is scheduled for April 18, 2023 and new plans need to be submitted by April 4, 2023 to be presented to Planning Commission.

ADJOURNMENT:

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

Respectfully Submitted,

Deb Brown
Planning Commission Secretary