

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
July 18, 2023

The Ross Township Planning Commission meeting scheduled for July 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 and Lauri Lapping. Roger Green was absent.

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

APPROVAL OF MINUTES:

A motion to approve the minutes as written from the June 20, 2023 meeting was made by Frank Piraino and seconded by Herb Stecker. The motion was carried unanimously.

OPEN TO THE PUBLIC:

There were no comments from the public.

COMMUNICATION:

Interoffice memorandum received from Zoning Officer in reference to Asha Vidya revised Certificate of Non Conformity received via email on July 18, 2023 was distributed to the Planning Commission members, Township Engineer and Planning Commission Solicitor.

OLD BUSINESS:

Kirk Estate Minor Subdivision: (deadline: 8/7/2023).

David C. Berger, Esquire and Michael P. Lalli, PLS were present for the applicants representing the plan. Mr. Berger addressed perc testing lot 3. This is an estate dealing with three beneficiaries, consisting of two executors and an operator of the tree farm on the property... The operator of the tree farm will be taking over proposed lots two and three, and does not want to pursue perc testing, as it would impede the production of the tree farm. As a result, the applicants desire to move forward with the non-buildable waiver. Also the applicants agree to comply with all requirements in the Engineer's report dated 6/20/2023 and the Solicitor's letter dated July 11, 2023. Mr. Berger requested that the Planning Commission recommend approval by the Board of Supervisors. Vice Chairman Rick Meixsell made a motion to recommend approval of the Plan to the Board of Supervisors, subject to the applicants satisfactorily addressing the comments and conditions in the Engineer's report of June 20, 2023 and the Solicitors report of July 11, 2023 and Township approval of the proposed DEP Planning Waiver and Non-Building Declaration of July 6, 2023. The motion was seconded by Herb Stecker. Motion carried unanimously.

A separate motion to authorize the Chairman Roger Christman to sign the non-building waiver declaration was made by Dave Labar, seconded by Vice Chairman Rick Meixsell and carried unanimously.

Arsha Vidya – Preliminary Plan (deadline 8/7/2023).

Representatives of the plan were not present for the meeting. Zoning Officer issued a revised Certificate of Non Conformity on July 18, 2023. An extension request was submitted by Casey Bond, PE of Base Engineering Inc, and agent for the applicant, until the Board of Supervisors' meeting scheduled for October 5, 2023. A motion to move the extension request to the Board of Supervisors was made by Herb Stecker and seconded by Rick Meixsell. The motion was carried unanimously.

NEW BUSINESS:

Beltville Enterprises, LLC – Faulstick Road- minor subdivision (Revision 3)

Plans submitted for acceptance and review of minor subdivision of 2 building lots. Planning Commission Engineer, Russ Kresge expressed concerns regarding storm water management with these lots. NPDES permit will be required because the disturbance shows more than an acre of disturbance on the plan. Applicant has been advised to schedule a pre-application meeting with the Conservation District to ensure compliance with NPDES permitting standards. Engineer requested change to the scale of the plan be adjusted to fit on one page. A motion to accept the plan with conditions that a meeting is held with the Conservation District, removal of the buildings on the plans, and plans are to scale to one page (1:100) was made by Lori Lapping and seconded by Herb Stecker. The motion was carried with one abstention, Chairman Roger Christman abstaining.

Irvin Miller

Chairman Roger Christman requested follow up with Monroe County regarding the Irvin Miller 2022 paper work signed to have stormwater approved. Send a note to MCCD requesting an update on Irvin Miller stormwater plan.

PENDING:

Next meeting is scheduled for August 15, 2023

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:28 PM. The motion to adjourn was made by Herb Stecker, seconded by Dave Labar and carried unanimously.

Respectfully Submitted,

Deb Brown
Planning Commission Secretary