

ROSS TOWNSHIP PLANNING COMMISSION  
MONTHLY MEETING  
October 17, 2023

The Ross Township Planning Commission meeting scheduled for October 17, 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, Roger Green and Lauri Lapping. Also in attendance were Attorney Michael Gaul, of King Spry law firm, Planning Commission Solicitor, and Township Engineer Russ Kresge.

**APPROVAL OF MINUTES:**

Frank Piraino corrected date from 2023 to 2024 extension date of January 8, 2024. A motion to approve the minutes of September 19, 2023 meeting with change was made by Herb Stecker and seconded by Roger Green. The motion was carried unanimously.

**OPEN TO THE PUBLIC:**

There were no comments from the public.

**COMMUNICATION:**

A letter from the Board of Supervisors approving the extension request for the Kirk Estate Plan minor subdivision was distributed to the commission as communication. No action required by the commission.

**OLD BUSINESS:**

Arsha Vidya – Preliminary Plan (deadline 1/8/2024)

Representatives of the plan were not present for the meeting. The Board of Supervisors approved the extension request.

**NEW BUSINESS:**

Anthony J. Gioino Sketch Plan Review (submitted 10/4/2023)

Resident, property owner Anthony Gioino and Brian D. Courtright present to represent the sketch plan. The property owner submitted a plan with multiple tax parcels, paper roads and acquired title but unable to sell property. The property is indicated as contains 2.17 gross acres in the R-2 zoning district is composed of small parcels from the older Lake Hurst Subdivision. The plan proposes to subdivide the property into three lots. Solicitor Mike Gaul mentioned that he would recuse himself because a partner in his firm is listed as an attorney on the deed. Land owner has been unable to sell. Property owner was told that the prior owner was needed to give title to paper roads. Owner does have acquired title to the paper roads. County will not realign tax parcels without action by the Township. The Planning Commission recommend the land owner go to the Board of Supervisors for review and discussion.

**PENDING:**

Irvin Miller- NPDES permit was supposed to be completed by 2022 and it is 2023 and the permit has not been received. Chairman Christman questioned how long the approval with conditions is good for. How long does the applicant have to meet the conditions of approval? Final plan conditional approval

should have time frame to meet conditions. The conditions should be met in 5 years but there isn't a method in place to track that the conditions are met. The Board of Supervisors should set the expectation of timeframe to meet conditions of the plan approval and also establish follow up internally.

Next meeting is scheduled for November 21, 2023.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:35 pm. The motion to adjourn was made by Herb Stecker, seconded by Dave Labar, and carried unanimously.

Respectfully Submitted,

Deb Brown  
Planning Commission Secretary

10/17/2023