

ROSS TOWNSHIP PLANNING COMMISSION  
MONTHLY MEETING  
June 18, 2024

The Ross Township Planning Commission meeting scheduled for June 18,2024, 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 alternate Tighe Meckes. Also present was Conflict Counsel Deborah Huffman.

*Editor's note: Planning Commission Secretary Deb Brown was also in attendance, but subsequently resigned her position prior to submitting complete minutes of the meeting.*

**APPROVAL OF MINUTES:**

Herb Stecker made a motion, seconded by Dave LaBar, to approve the minutes from the May 23.2024 meeting, as presented. The motion carried (6-0-1, with Chairman Christman abstaining).

**COMMUNICATIONS:**

None

**OLD BUSINESS:**

Gioino Subdivision (deadline 7/15/2024)

The applicant and his representative for the plan were not present. Solicitor Gaul stated that the Board of Supervisors had engaged Conflict Counsel, Attorney Deb Huffman, to assist in Township plan review. Attorney Huffman noted that this is the last Planning Commission meeting prior to the deadline for Township review and decision on the submitted plan. The applicant is not present tonight to provide an extension. A recommendation to deny the plan based on the Engineer's report and Solicitor's report was made if an extension request was not received from the applicant in advance of the Board of Supervisors meeting. There is a zoning hearing board meeting scheduled for July 18, 2024 on the plan.

Rick Meixsell made a motion, seconded by Roger Green, to recommend to the Board of Supervisors that the plan be denied based on the deficiencies noted in the Engineer's review letter dated 5/14 and the Solicitor's review letter dated 5/20/24, unless the applicant submits an extension of time for plan review to the Board of Supervisors before the Board's July 1, 2024 meeting. Motion carried unanimously (7-0).

Arsha Vidya - Preliminary Plan (deadline 8/5/2024)

The applicant's representative Casey Bond, P.E. was present. Township Engineer Tighe Meckes provided an update regarding the applicant's activity on the plan. The applicant held a meeting with the conservation district. More information is needed. The Planning Commission Solicitor recommended that the Planning Commission request that the applicant provide another extension of time because the Plan was still not ready for final consideration. The applicant's representative, Casey Bond, submitted a request for extension to the September's Board of Supervisors meeting. A motion to approve the extension request was made by Frank Piraino and seconded by Rick Meixsell and carried unanimously (7-0).

**NEW BUSINESS:**

Dan Saunders- 140 Elmer Drive Land Development Plan

Dan Saunders and John Dennis were present on behalf of the landowner/applicant. Planning Commission Solicitor stated that the plan was only on the agenda tonight for a decision on whether to accept the Plan as satisfactorily complete for purposes of acceptance for review. The Township Engineer had submitted a detailed review letter, but that did not change the fact that the only consideration tonight was whether the Plan should be accepted for review. The Township Solicitor noted that the application did not contain the required checklists for preliminary and final land development plan review. The applicant also had not submitted a list of specific requested modifications, even though the applicant was aware from sketch plan review that his proposed plan would require a number of modification approvals. The Planning Commission, Township Engineer, and Township Solicitor discussed the plan at length with Mr. Saunders and Mr. Dennis, including that a sewage planning module and PennDOT may be required. Commissioners discussed whether to reject the Plan as incomplete or to table the plan until the next meeting, so as to give the applicant the opportunity to supplement the application.

Rick Meixsell made a motion, seconded by Frank Piraino, to table a decision on acceptance of the plan for review until the next Planning Commission meeting so as to give the applicant a chance to supplement the application. Motion carried unanimously (7-0).

**OPEN TO THE PUBLIC:**

None

**PENDING:**

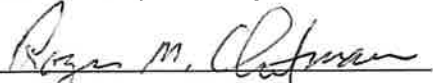
Next meeting is scheduled for July 16, 2024

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:10 PM. The motion to adjourn was made by Herb Stecker, seconded by Dave Labar and carried unanimously.

Approved by the Ross Township Planning Commission on August 20, 2024, as the minutes of the Planning Commission's June 18, 2024 meeting .

Ross Township Planning Commission

  
\_\_\_\_\_  
Roger Christman, Chairman

Attest:

\_\_\_\_\_  
Temporary Recording Secretary for the  
Ross Township Planning Commission's meeting on  
August 20, 2024

\_\_\_\_\_(Date)