

ROSS TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

JULY 16, 2024

The Ross Township Planning Commission meeting, schedule for July 16, 2024, was called to order by Chairman Roger Christman at 7:00 pm.

In attendance were the following Planning Commission members:

Chairman- Roger Christman. Vice Chairman- Rick Meixsell, Board members- Dave Labar, Frank Paraino, Roger Green, and Lauri Lapping. Also in attendance were Attorney Michael Gaul, of King Spry Law firm, Planning Commission Solicitor and Russ Kresge of Keystone Consulting Engineers, Township Engineer. Herb Stecker, Commission member, was absent.

Temporary Recording Secretary:

A motion to appoint Lauri Lapping as temporary recording secretary, due to the resignation of the elected secretary, for the meeting July 16, 2024 was made by Rick Meixsell and seconded by Frank Paraino.

The motion was carried unanimously.

Approval of Minutes:

Approval of the minutes of June 18, 2024, was tabled by Planning Commission consensus due to the resignation of the secretary prior to the delivery of completed minutes.

Old Business:

Arsha Vidya Building Replacement

As per verbal request by Casey Bond, a representative of Arsha Vidya, Rick Meixsell made a motion, seconded by Dave Labar, to table this plan until the 8/20/24 meeting. An extension of time for Township review of the plan is in place through September 9, 2024.

The motion was carried unanimously.

Anthony J. Gioino Minor Subdivision

The applicant granted the Township, and the Board of Supervisors accepted, a time extension for Township review of the Plan through September 9, 2024. There is to be a zoning board hearing on the matter on July 25, 2024.

Applicant and his representative were not in attendance. Rick Meixsell made a motion, seconded by Frank Paraino, to table this plan until the next meeting.

The motion was carried unanimously.

New Business:

Daniel Saunders Land Development Plan

Daniel Saunders was present, joined by his Attorney Joseph Weismeth, as well as John Dennis. Russell Kresge, Township Engineer has recused himself from commenting on this plan due to a conflict of interest. The review and any subsequent communications necessary will and have been made by his alternate Tighe Meckes.

A resubmission of the application was made by Catherine Andrews on July 8, 2024 as well as checklists for a preliminary and a final plan along with two corresponding plan sheets.

There was also a response letter submitted in regards to the Keystone Review letter.

At the July 1, 2024, Board of Supervisors meeting, Mr. Saunders requested a waiver of all SALDO requirements and the project be excluded from the definition of the Land Development guidelines and ordinances. The Supervisors advised that such a request must first be submitted to the Planning Commission for a recommendation.

Attorney Weismeth explained that his client would like to build a second house for himself on his aunt, Catherine Andrew's, property. The property consists of roughly 20 acres and currently has one dwelling. Attorney Weismeth is requesting from the Planning Commission a recommendation to the Board of Supervisors to approve the applicant's previously requested waiver that the development be completely exempt from SALDO requirements and have the project be excluded from the definition of the Land Development guidelines and ordinances. Attorney Weismeth stated that the SALDO was not intended to apply to the applicant's proposed development, and the cost of preparing a complete application and plan would be disproportionate to the impact of the proposed development. Attorney Weismeth acknowledged that the applicant's plan and application were not complete, but requested that the Planning Commission provide a recommendation to the Board of Supervisors, so the Board of Supervisors can make a decision on the general waiver request, before the applicant expends further funds to complete the application and plan.

The Solicitor recommended that the Planning Commission only consider the waiver request in advance of regular Commission review if the applicant provided a time extension for review. Attorney Weismeth stated that the applicant would agree to an extension.

After much discussion, a motion to accept the plan for review was made by Roger Green and seconded by Rick Meixsell.

The motion was carried unanimously.

A document was provided by Attorney Gaul and signed by Attorney Weismeth as a representative of Catherine Andrews, granting the Township a time extension until 1/16/25 to review the applicant's plan.

A motion was made by Dave Labar and seconded by Frank Paraino to accept the extension, and recommend that the Board of Supervisors do the same.

The motion was carried unanimously.

A motion to recommend that the Board of Supervisors **not** grant a modification that the project be completely exempt from SALDO requirements was made by Rick Meixsell and seconded by Frank Paraino.

The motion was carried unanimously.

Attorney Gaul will prepare a letter to the Board of Supervisors to have this matter added to the August 5, 2024 Board of Supervisors agenda.

Open to the public:

There were no comments from the public.

Pending:

None

Adjournment:

There being no further business, the meeting adjourned at 8:00pm.

The motion to adjourn was made by Roger Green and seconded by Frank Paraino.

The motion was carried unanimously.

Respectfully submitted,

Lauri Lapping,

Temporary Recording Secretary, and

Ross Township Planning Commission Member