

ROSS TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

November 19, 2024

The Ross Township Planning Commission regular meeting scheduled for November 19, 2024, was called to order by Chairman Roger Christman, at 6:59 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, Herb Stecker, David Labar, Frank Piraino Jr and Lauri Lapping. Roger Green Jr was absent.

Also in attendance were Attorney Michael Gaul, of the King Spry Law Firm, Planning Commission Solicitor and Township Alternate Engineer Tighe Meckes, from Keystone Consulting Engineers.

APPROVAL OF MINUTES:

A motion to approve the minutes of the October 15, 2024 meeting as written was made by David Labar and seconded by Herb Stecker. The motion carried unanimously.

COMMUNICATIONS:

None

OLD BUSINESS:

Robert E. Andrew Estate – Minor Subdivision Plan

Allison Rode was present for the meeting on behalf of the applicant. She stated that she had addressed comments made from the previous meeting and that the only item still outstanding is the Planning Module which she had sent revisions to Ryan Engler for review. Ms. Rode said that they had received the new Wetland Study, got the Sight Distances on the driveways and that they were good on utilities as there were no underground pipes or anything else of concern.

Attorney Gaul stated he had communicated with Ms. Rode before the meeting in regards to some comments he had. Ms. Rode had already addressed those comments through the revised documents she had submitted. As a result, he did not have any further comments at the time.

Chairman Roger Christman confirmed that a Driveway Permit had not been issued for the lots to be subdivided and that the revised Plan simply noted where the driveway would be located. Ms. Rode stated that they only received the Sight Distances for the new driveways and confirmed that they will not be using the current dirt road for access.

A letter was reviewed that had the updated Wetland Delineation information along with the request for a waiver to not have the remaining property reviewed for wetlands as it will not be developed.

A motion was made by Rick Meixsell to recommend to the Board of Supervisors that the applicant be granted a waiver from Section 703.D.4 in the SALDO, so that a Wetland Delineation would not be required as to the residual lands subject to the non-building covenant. The motion was seconded by David Labar and carried unanimously.

Attorney Gaul asked Engineer Tighe Meckes if any of his comments needed to be made conditions to a recommendation of plan approval. Mr. Meckes stated the only comment he had was in regards to the

Owner's Certification. Ms. Rode had already provided the updated wetland letter. He stated that the approved Planning Module should be a condition of plan approval.

Rick Meixsell made a motion to recommend approval of the Robert E. Andrews Estate Minor Subdivision with the condition that Planning Module approval be obtained. The motion was seconded by David Labar and carried unanimously.

A motion was then made to authorize the Planning Commission Chairman to sign the proposed Planning Module when completed by the SEO, seconded by Herb Stecker, and carried unanimously.

Catherine Andrews – Land Development Plan – (Extension 1/26/25)

Representatives were not in attendance at the meeting. Chairman Roger Christmas stated that the Township Board of Supervisors had tabled the discussion on the Catherine Andrews Plan until their next meeting. As a result, there was no action to be taken by the Planning Commission at this time.

NEW BUSINESS:

There was no New Business.

OPEN TO THE PUBLIC:

There was no public comment.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:12 pm. The motion to adjourn was made by Herb Stecker, seconded by David Labar and carried unanimously.

Respectfully Submitted,

Lizzy Stortz
Temporary Recording Secretary