

KIDDER TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING MINUTES

April 6, 2016

Chairman Getz called the monthly meeting of the Kidder Township Planning Commission to order at 6:00 p.m. on Wednesday, April 6, 2016 at the Kidder Township Municipal Building, Lake Harmony, PA.

ROLL CALL: Commission members Getz, Gluck, Matt, Smith, Plank, Polansky and Dobosh were present along with Attorney Ferdinand, Engineer Yashinsky and Commission Administrator Compton. Supervisors Lafond, Pieri and Franzosa were also in attendance.

APPROVAL OF MINUTES

March 2, 2016

MOTION - made by Mr. Polansky, seconded by Ms. Matt, **to approve the minutes of the March 2, 2016 meeting subject to Mr. Polansky's corrections.**

Motion carried 7-0.

OLD BUSINESS

1. **Ventre/Westerfer – Preliminary/Final – Lot Line Revision**

This would combine lots 21A-21-H13HF and 21A-21-H15HF on Tallwood Drive in Holiday Pocono. The combined lot area would be .517 acres or 22,500 S.F. Carbon County Planning Commission recommended Conditional Plan Approval subject to correcting the side setbacks and noting that there is an on lot septic system. The revised plan has been received.

MOTION – made by Ms. Plank, seconded by Mr. Smith, **to recommend approval of the Ventre/Westerfer Lot Line Revision.** Motion carried 7-0.

NEW BUSINESS

1. **Fegley/Milnes Minor Subdivision – Lot Line Revision**

Milnes (19B-21-B206) and Fegley (19B-21-B207) both own property on Wood Street. Milnes well and driveway are on Fegley's property. Fegley agreed to convey that portion of her property to Milnes. A variance was granted in May of 2015 to allow the existing non-conforming lot, as to size, to be reduced to an even smaller size. Carbon County Planning Commission recommended Conditional Plan Approval subject to correcting the side setbacks. The revised plans have been received.

MOTION – made by Mr. Smith, seconded by Ms. Matt, **to recommend approval of the Fegley/Milnes Minor Subdivision – Lot Line Revision.**

Motion carried 7-0.

2. **Blue Ridge Light Industrial (L-I) Subdivision**

Craig Harahus and Bruce Beaty, from Blue Ridge Real Estate, were present again to discuss the project. The project will create one 74 acre lot and a 6.13 access easement out of a 325 acre tract. Reviews letter were received from ARRO engineering dated March 30, 2016 and April 6, 2016. Mr. Yashinsky noted that a number of waivers have been requested by Blue Ridge. He feels most of the waivers should not be a problem but the Planning Commission needs to review

some items such as their request to waive the percolation test data that is required by DEP. Bill Bryor, the township SEO, submitted a letter requiring soil testing in order to meet DEP requirements. Mr. Harahus said they may consider hooking into the Jack Frost sewer system. He said currently the plant uses 90,000 gallons a day out of the 400,000 gallons the plant is approved for. Ms. Matt asked if they have applied for an HOP for the proposed road. Mr. Harahus said he would apply to PennDOT for the permit. Mr. Lafond asked if a water tower was planned for the project. It was noted that would be part of the land development submission for the proposed compressor station. Mr. Yashinsky asked Craig for a copy of the wetlands report. Mr. Harahus said he has the report and would send them a copy. Attorney Ferdinand recommended that the PC table the plans tonight in order to have more time to address all the waivers.

MOTION – made by Mr. Dobosh, seconded by Ms. Matt, **to table the Blue Ridge L-I subdivision.** Motion carried 7-0.

MISCELLANEOUS

Charlie Fox attended the meeting tonight to discuss his intention to open the former Burger King as a restaurant and bar. The building is located on the same parcel as the Holiday Inn Express. Mr. Polansky said that his recollection was that when the hotel was approved it was stated that there was not enough parking for a restaurant. The recorded plans note that the owners can't apply for a variance for the number of parking spaces. Mr. Fox believes that there is enough parking for his proposed restaurant which would have 70 seats and 4 or 5 employees. The project would not involve an earth disturbance and the stormwater plan is in place. Aqua would have to be contacted about the sewer connection and the current Highway Occupancy Permit would have to be updated. At this point in time there has been no formal applications submitted to the township for zoning, building or planning. Mr. Fox has been directed to submit at least a zoning and building application.

A Zoning Ordinance workshop is scheduled for Monday April 18th at 5:00 pm.

ADJOURNMENT

MOTION - Made by Mr. Polansky, seconded by Mr. Smith, **to adjourn the meeting at 7:40 p.m.** Motion carried 7-0.

