

KIDDER TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING MINUTES
August 3, 2016

Chairman Getz called the monthly meeting of the Kidder Township Planning Commission to order at 6:00 p.m. on Wednesday, August 3, 2016 at the Kidder Township Municipal Building, Lake Harmony, PA.

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

APPROVAL OF MINUTES

June 1, 2016

MOTION - made by Mr. Polansky, seconded by Mr. Smith, **to approve the minutes of the June 1, 2016.** Motion carried 6-0.

NEW BUSINESS

1. Kidder Compressor Station – Penn East Pipeline – Sketch Plan

Marco Calderon Business Development Manager from UGI and Dale Krysinski, PE from Mott MacDonald were in attendance to represent Penn East. Penn East has submitted a Sketch Plan for the 73 acres in the Light Industrial District (L-I) they are purchasing from Blue Ridge Real Estate. Approximately 34 acres will be developed for the compressor station. Mr. Calderon explained that there would be a building built for each compressor along with an office building and a maintenance building. He noted that it would be very much like the site in Mahopany Township but instead of one building for the compressor there would be 3 separate buildings. The road into the building will be paved and maintained by Penn East until future development within the L-I District occurs. A fence will be constructed around the building. A letter was received from Blue Ridge noting that there is sufficient capacity at its Jack Frost Wastewater Treatment Plant to provide the compressor station with services. Blue Ridge currently has a minimum use Highway Occupancy Permit which will need to be transferred to the new owner's name. Penn East hopes to apply for a Special Exception Variance for the compressor station for the September Zoning Hearing Board meeting. Attorney Ferdinand explained that the board didn't need to take any steps because this is just a sketch plan.

2. Willowbrook at Split Rock

Joe Mongeluzi, P.E., from Momenee & Associates, Inc. and Shane Rensmon from Stabilis Capital Management were present to explain the project. At this point in time they are requesting tentative approval of their PRD plan.

MOTION – made by Mr. Polansky, seconded by Mr. Gluck **to recommend tentative plan approval conditioned upon either a change in the amenities plan and to complete amenities earlier so that no question exists as to the intention or ability of the developer to complete the amenities or that financial security in the nature of a bond or other instrument, satisfactory to the Township, be posted. Greater detail will need to be added to the planned trail system. A satisfactory response letter to ARRO’s comment letter will need to be received.** Motion carried 6-0.

MISCELLANEOUS

A SALDO Ordinance workshop is scheduled for Wednesday, September 7, 2016 at 5pm. The workshop will be advertised.

ADJOURNMENT

MOTION - Made by Mr. Smith, seconded by Ms. Plank, **to adjourn the meeting at 7:15 p.m.** Motion carried 6-0.