

KIDDER TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING MINUTES

June 1, 2016

Chairman Getz called the monthly meeting of the Kidder Township Planning Commission to order at 6:00 p.m. on Wednesday, June 1, 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 Franzosa, Lafond and Pieri were also in attendance.

APPROVAL OF MINUTES

May 4, 2016

MOTION - made by Ms. Plank, seconded by Ms. Matt, **to approve the minutes of the May 4, 2016.** Motion carried 7-0.

NEW BUSINESS

1. Willowbrook at Split Rock

Joe Mongeluzi, P.E., from Momenee & Associates, Inc. was present to explain the project for Stabilis Split Rock. He explained the first six buildings of the Willowbrook Planned Residential Development (PRD) have been completed. The initial plans were to construct fourteen buildings. Buildings 1 & 2 have 24 units, whereas building 3 to 6 have 48 units. The units are sold as time share properties. All permits have expired so this is a new submission for the remaining infrastructure for the PRD. Per current DEP regulations 3 of the buildings had to be relocated further back from Shingle Mill Run. The phasing of the project as indicated on the plans would be to have all buildings completed by 2025. That would be about one building per year. The amenities, such as the golf course and ball fields would be completed after that. Each additional building would have to be reviewed by the Planning Commission. The stormwater plan for the entire project is currently being reviewed by Dave Walasavage from ARRO Engineering. The NPDES permit would have to be renewed every five years. Mr. Mongeluzi said that he was waiting for comments from our engineer and the PC before applying for the new NPDES and Conservation District permits. He hopes to have the permits by the end of the year. The limit of earth disturbance is still estimated at 50 acres. The current road is paved up to building 6 and the remaining road is dirt and gravel. The PC asked Mr. Mongeluzi to ask Stabilis to consider adding the amenities, such as one golf hole per year, up front instead of waiting until the end. He said he would present this to his client. The original plans for the remaining buildings called for 320 EDU's. It was questioned if this was a sufficient amount. Mr. Polansky said that this was the original agreement and Aqua will honor that amount of EDU's. Mr. Polansky said that in the past developers have agreed to contribute \$500.00 to the Emergency Services Fund for each property sold. He noted that because these are time share units Stabilis may want to consider contributing \$10.00 per time share unit sale. Mr. Dobosh noted that the Kidder Township Comprehensive plan called for hiking and biking trails

for the property. Mr. Yashinsky suggested that the Fire Chief review the plans for the new buildings. Mr. Dobosh said that access was required to three sides of each building.

Mr. Yashinsky stated that review letters for the Willowbrook project have been submitted from both ARRO Engineering and Carbon County Planning. He stated that they would need to apply to the Township for Tentative Plan approval per the Article VII of the Township's Zoning Ordinance. A public hearing would have to be held on the tentative plan. Legal counsel would check into the requirements for advertising the public hearing. He suggested that all current comments be incorporated into the tentative plan. The following motions was discussed and recommended.

MOTION – made by Ms. Matt, seconded by Mr. Polansky **to recommend any technical review comments be incorporated into the tentative plans and to request the Board of Supervisors to hold a Public Hearing prior to the July 21st meeting.**

Motion carried 7-0.

MISCELLANEOUS

Mr. Harahus, from Blue Ridge Real Estate, asked if the plans for the L-I subdivision were signed. Ms. Compton said that said that plans still needed to be submitted by Blue Ridge in order to get original signatures from the township.

A Zoning Ordinance workshop is scheduled for Tuesday June 14th at 5:00 pm.

ADJOURNMENT

MOTION - Made by Mr. Smith, seconded by Ms. Matt, **to adjourn the meeting at 6:50 p.m.** Motion carried 7-0.