

KIDDER TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING MINUTES

March 2, 2016

Chairman Getz called the monthly meeting of the Kidder Township Planning Commission to order at 6:00 p.m. on Wednesday, March 2, 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. Ms. Matt was absent. Supervisors Bradley, Lafond, Pieri and Franzosa were also in attendance.

APPROVAL OF MINUTES

February 3, 2016

MOTION - made by Ms. Plank, seconded by Mr. Smith, **to approve the minutes of the February 3, 2016 meeting.** Motion carried 6-0.

NEW 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. The plans list the side setbacks as 10 feet instead of the required 20 feet. The surveyor has been notified and will make the correction.

MOTION – made by Ms. Plank, seconded by Mr. Smith, **to table the decision on the plan until the April 6th meeting.** Motion carried 6-0.

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

Craig Harahus and Bruce Beaty, from Blue Ridge Real Estate, were present to discuss the project. The plans are to build the compressor station for the PennEast pipeline project in the L-I district. The district is approximately 325 acres. Originally PennEast planned on purchasing 65 acres but are now interested in 74 acres. Just under 10 acres will be in the R-2 district but will only be used as a buffer. The location is in the rear of the property adjacent to Route 80 towards the rear of the area behind Alpina Ski Shop. Mr. Harahus said the location along Route 80 should help to buffer any noise. He noted it would be good for the township and they would eventually be paying taxes. He said it would create at least 8 high paying jobs.

Jeff England a Senior Project Manager with PennEast Pipeline Company introduced himself and Marco Calderon of UGI Energy. Mr. Calderon will be the project manager for the Kidder Township site. He said that they should be submitting subdivision plans within the next couple months. Mr. Polansky questioned if the access road would be paved all the way to the compressor station which would be helpful for future expansion of the L-I district. Mr. England said the road would be paved and would be approximately 1600 feet to the plant from Route 940.

Mr. Smith questioned the size of the building and was told that it is too early in the design process and they should know more in 6 months to a year. He noted the property would be gated and fenced.

Mr. Dobosh asked if a bridge would be crossing the stream and was told that there would be a bridge and the route chosen was for the narrowest crossing.

Mr. England said that Reading would be the hub of operations and everything would be monitored from there. If there is a problem everything could be automatically shut down from that location. He would work with Ralph Lennon, the Lake Harmony Fire Chief who was present at the meeting, to go over an emergency response plan. The compressors have been ordered along with the exhaust equipment. FERC has to approve the plan and he hopes that happens by the end of 2016.

Mr. Polansky asked about the residents of the township having access to the natural gas from the pipeline. Mr. England said as an interstate pipeline they have no authority over who can benefit from the natural gas. He said UGI would have to be contacted.

At this point in time no applications have been submitted to the township for the project. The compressor station is a special exception use in the L-I district which means they have to go in front of the Zoning Hearing Board for approval. Subdivision plans need to be submitted to both Carbon County and Kidder Township Planning Commissions.

3. Blue Ridge Storage Units – Sketch Plan

Mr. Harahus explained that Blue Ridge would like to construct approximately 58 storage units back near the sewer treatment plant which is located off Lake Harmony Road. There would also be an area for boat storage. The current access road is gravel. Mr. Yashinsky asked if it would remain that way and was told at the current time yes it would remain a gravel road. Mr. Harahus did say that they have applied to PennDOT for a new HOP that would be located across the street from the Boulder View Tavern. He feels the site distance would be better at that location. They are still waiting to hear from PennDOT. The building would be constructed of steel. Mr. Lennon questioned what type of fire suppression was planned for the units and suggested a dry sprinkler units. It was suggested, since the units would not be inhabited that would not be necessary. Mr. Yashinsky suggested the installation of fire extinguishers. Mr. Harahus said the units could be rented by the general public. It was suggested that a preliminary/final plan be submitted for the project. It will have to include a stormwater plan.

At this point in time storage units are not a permitted use within the R-C district but should be permitted within the townships new Zoning Ordinance. Blue Ridge will most likely wait for the new ordinance to be adopted.

4. Jack Frost National Golf Course – Pavilion – Sketch Plan

Blue Ridge wants to build a permanent pavilion at the golf course this spring that would be used for golf outings. It would be a little over 2700 square feet and located 80' from the temporary club house. Mr. Yashinsky questions how the existing stormwater basins that in are place were working. Mr. Harahus noted the basins are receiving stormwater and working very well. The golf course required 126 parking spaces and they have added another 40 spaces for the pavilion. After

discussion it was decided that the accessory structure did not have to go thru planning and Blue Ridge could apply for the zoning and building permits.

OLD BUSINESS

1. Lakeshore Development – Update

Blue Ridge has been working directly with ARRO on the final plan approval. They have received revised stormwater calculations which meets their approval. ARRO will issue a review letter saying the plans are approved. Financial Security for improvements and phasing of the 57 lots will need to be discussed. The NPDES permit has been received. The additional HOP for Lake Harmony Road will not be required until a later phase. Mr. Polansky reminded Blue Ridge of the agreement that has been in place with developers and the contribution to the emergency serviced fund.

MISCELLANEOUS

A Zoning Ordinance workshop is scheduled for Tuesday March 8th at 6:00 pm.

ADJOURNMENT

MOTION - Made by Mr. Gluck, seconded by Ms. Plank, **to adjourn the meeting at 7:21 p.m.** Motion carried 6-0.