

# KIDDER TOWNSHIP PLANNING COMMISSION

## MONTHLY MEETING MINUTES

May 4, 2016

Chairman Getz called the monthly meeting of the Kidder Township Planning Commission to order at 6:00 p.m. on Wednesday, May 4, 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. Supervisor Franzosa was also in attendance.

### APPROVAL OF MINUTES

April 6, 2016

**MOTION** - made by Mr. Smith, seconded by Mr. Polansky, **to approve the minutes of the April 6, 2016.** Motion carried 7-0.

### NEW BUSINESS

#### 1. **Zahran – Final - Lot Line Revision**

This would combine tax parcels 19A-21-C42.01 and 19A-21-C42.56,05 which are two back to back 50 x 100 lots on South Lake Drive. The house is located on the rear lot with the driveway on the front lot. Carbon County noted minor areas of non-compliance and recommended conditional plan approval subject to the comments being addressed. Jonathan Shupp, the surveyor, attended the meeting to answer any questions. Mr. Yashinsky noted the plan meets the current ordinance. After discussion the PC made the following motion.

**MOTION** – made by Ms. Matt, seconded by Mr. Polansky, **to recommend approval of the Zahran Lot Line Revision subject to the following conditions: Deed description to be approved by Attorney Ferdinand which includes wording that the properties can never be separated; Carbon County comments to be reviewed by Mr. Yashinsky; The following must be added to the plans (deed book and page, setbacks, cart width of South Lake Drive, driveway and update name of the adjacent owners).** Motion carried 7-0.

### OLD BUSINESS

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

Craig Harahus and Bruce Beaty, from Blue Ridge Real Estate, and Marco Calderon from UGI Energy Services were present again to discuss the project. The project will create one 74 acre lot and a 6.13 acre access easement out of a 325 acre tract. Bruce Beaty stated that there is enough sewer capacity for the proposed project and that they have applied for a PennDot Highway Occupancy Permit. In a comment letter dated May 3, 2016, ARRO said that if the legal issues satisfy counsel, then the PC may, after consideration of the waivers recommend plan approval. The legal issues deal with the deed description, easements and restrictions. A review letter from Carbon County found minor areas of non-compliance and recommended conditional plan approval. They also noted that

due to the minor nature of the subdivision and because no land development is proposed with this submission they recommend that the waivers be granted for relief from the SALDO requirements. The submission of a land development plan will need to address these waiver requests.

**MOTION** – made by Ms. Matt, seconded by Mr. Smith, **to recommend the approval of the Blue Ridge L-I subdivision along with the requested waivers at this time. The waivers requested will have to be reviewed again once the land development plans have been submitted.** Motion carried 7-0.

### **MISCELLANEOUS**

Mr. Dobosh asked for a clarification of the definition of Land Development. Attorney Ferdinand said he would address this at the next meeting.

A Zoning Ordinance workshop is scheduled for Tuesday May 10th at 5:00 pm.

### **ADJOURNMENT**

**MOTION** - Made by Mr. Polansky, seconded by Mr. Smith, **to adjourn the meeting at 6:37 p.m.** Motion carried 7-0.