

KIDDER TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING MINUTES
September 7, 2016

Chairman Getz called the monthly meeting of the Kidder Township Planning Commission to order at 6:00 p.m. on Wednesday, September 7, 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, Thomas Yashinsky with ARRO and Commission Administrator Klem. Supervisor Pieri was also in attendance.

APPROVAL OF MINUTES

August 3, 2016

MOTION - made by Mr. Polansky, seconded by Mr. Smith, **to approve the minutes of the August 3, 2016.** Motion carried 6-0.

NEW BUSINESS

1. Round Pond Storage Units – Preliminary plan review

Craig Harahus with Blue Ridge Real Estate and Dave Weaver with Penn E&R Environmental were present to explain the Round Pond Self Storage units plan. Mr. Harahus said they are proposing 56 storage units by the Big Boulder Waste Water Treatment Plant. He stated that they are about 1400 feet back from the state highway. They will be fenced in with security cameras and card reader access on eight tenths of an acre. Storm water testing was complete. They received a variance from the Zoning Hearing Board. Approval was received from the Carbon County Planning Commission. Mr. Harahus asked the Board for conditional approval of the plan because they are still in the process of obtaining their Highway Occupancy Permit (HOP). He stated that PennDot is reviewing it now and he would get a copy to the Township Engineer.

Thomas Yashinsky, with ARRO, Engineer for the Township, stated other than some minor related issues from a drafting stand point there are three important issues to be considered by the planning commission. Section 180-47 of the Zoning Ordinance requires off-street parking and loading as well as paving requirements for these areas. Access to the units on the plans is indicated as being gravel. There is 3600 sq. ft. of floor area which equates to 12 parking spaces. The UCC requires one of those spaces to be handicap accessible. Mr. Yashinsky also mentioned that there is nothing proposed on the plan relating to sanitary sewers and public water.

The last issue is that there is no new driveway shown on the plans to be located on Lake Harmony Road. There is a provision in the township's ordinance that requires paving for the roads leading back to the storage units.

Mr. Harahus stated that they had an HOP in 2006 for the new driveway to the site which expired and they reapplied months ago and waiting on PennDot.

Mr. Harahus stated that there would be plenty of parking and as far as sewer and water there are facilities in an existing storage building and there would also be an office there.

Mr. Polansky questioned the type of lighting. Mr. Harahus said there is a luminary study included in the plans.

Mr. Dobosh asked if the inside of the parking area would be paved. Mr. Harahus said they are not planning on paving it. Mr. Dobosh also mentioned the bathroom needs to be Handicap Accessible.

Mr. Getz asked Mr. Harahus if he is going to request a waiver on the paving tonight. Mr. Harahus replied he would request it in the future when they get their HOP. He stated that instead of coming in for conditional approval tonight they will come in again when they receive their HOP and they will address the other items discussed tonight. Mr. Harahus said they will waive the 90 days the planning commission has to take action on the plan submission. They will grant an additional 90 days.

The approval of the preliminary plan review was tabled.

2. Penn Haven Mountain Estates – Subdivision

Thomas McBrien with Penn Haven Mountain Estates is requesting a subdivision of his property located at 238 River Road.

The Township Sewage Enforcement Officer (SEO) stated to the Township Engineer that it appears the septic system serving the existing house on Lot 1 is on the adjoined property. This would need to be remedied by either acquisition or easement.

Mr. McBrien stated that the Department of Environmental Protection (DEP) recommended he ask for a utility easement. Mr. Dobosh stated that the SEO spoke with DEP and there is no guarantee they would approve the easement.

MOTION – made by Mr. Gluck, seconded by Mr. Smith **to waive items in section 153-28B of the Subdivision and Land Development Ordinance (SALDO). That the planning commission may require that any large lots which are double the minimum lot size (50,000 sq. ft.) be required to be subdivided so that further subdivision can occur in the future. Suggestion of a 1:3 width to depth ratio and lot lines should be at right angles to the street right of way lines.** Motion carried 6-0.

MOTION – made by Mr. Gluck, seconded by Ms. Plank **to recommend approval of the Penn Haven Mountain Estates subdivision subject to the following conditions: Mr. McBrien obtain the easement with the Butler/Peterson Property owner and that it is in form and has the content that legal counsel and the planning commission think is necessary.**

Motion carried 6-0.

MISCELLANEOUS

A SALDO Ordinance workshop is scheduled for Tuesday September 13, 2016 at 5pm. The workshop will be advertised.

ADJOURNMENT

MOTION - Made by Mr. Smith, seconded by Ms. Gluck, **to adjourn the meeting at 6:47 p.m.** Motion carried 6-0.

Lisa M. Klem
Planning Administrator