

PLANNING COMMISSION MINUTES

July 1, 2019

CALL TO ORDER: The Pledge of Allegiance was said. Meeting was called to order by Dean Roney at 7:00PM. Members present were: Bill Bailey, Pete Dion, Mary Miller, Adam Reese, Frank Sabol and Dean Roney with Sandy Anderson absent. We have a quorum. Also in attendance: Lisa Valimont, Township Secretary/Zoning Administrator, Julia Sanders, Robert Sisson and Rob Wernicki.

APPROVAL OF MINUTES:

Mary Miller made a motion to approve the minutes of the June 3, 2019 meeting. Bill Bailey seconded the motion. All voting in favor. Motion carried.

CORRESPONDENCE: Monthly permit report (6-1-19 to 6-30-19) was reviewed, Wireless update as provided by Cohen Law Group, Wedding Barns emails from Attorney McClure to wit discussion was tabled until all can review the email (24 pages)

OLD BUSINESS: Review of last months conditional use hearings. Nano-brewery, 1874 Fairplane Road. Discussion on the supervisor's tabling the Bradley Carr, Platinum Powder Coating, 11057 Springfield Road at their June 11, 2019 meeting. Lisa and Pete were in attendance of the supervisor's meeting. Information was requested from DEP regarding air quality and noise issues. Lisa has not received any return calls.

NEW BUSINESS: Reviewed a land development plan for Air Born, 2700 Mechanic Street Index #24-5-17-1.02, zoned I-1. Rob Wernicki, representing McCormick Construction, presented a plan to construct a 30,000 square foot addition with additional parking and stormwater. Questions regarding existing pond maintenance, parking and H.O.P. on Middle Road for the additional vehicles were asked. Mr. Wernicki will address the questions with their engineer. Township's engineer, Ashley Porter, is reviewing stormwater plan. Motion to recommend approval by Adam Reese seconded by Bill Bailey. All voting in favor. Motion carried.

Reviewed information brought forth by Julia Sanders and Robert Sisson asking for a conditional use hearing for 5600 Albion Road, Index #24-11-59-12, zoned R-1, requesting to operate a home occupation (hair salon) a permitted conditional use. They are looking to purchase and are considering constructing a garage to include the salon. Discussion on requirements for garage and salon followed. Motion by Mary Miller seconded by Frank Sabol to recommend to the supervisors approval of the conditional use. All voting in favor. Motion carried.

At this time a discussion was held on the dangerous situation on the west approach to the bridge construction site on Route 20. Vehicles have not been following the funnel to stay to the south side heading east and have been crossing over into the oncoming westbound traffic. Fortuitously Del Mizpan from PENNDOT parked around the back of the building and we asked him to join us to let him know of the problem. He thanked us and will address the situation.

Reviewed a preliminary plan for a subdivision for Van Air, 2950 Mechanic Street, Index #24-5-17-1, zoned I-1. Discussion on existing holding pond and how it relates to the Air Born land development plan. No action taken.

7:54PM Frank Sabol had to leave the meeting.

ANY BUSINESS FROM THE FLOOR NOT DISCUSSED:

Bill Bailey requested an update on the North Park situation with the campers. Lisa had sent letters to which they responded. She also heard from their attorney stating the intent of the Dodson's to construct a new dwelling in 2020 and requesting if there was any way to keep the campers there. Campers cannot remain.

ADJOURNMENT:

Mary Miller made a motion to adjourn the meeting. Dean Roney seconded the motion. All voting in favor. The meeting adjourned at 8:10 pm.

Respectfully submitted,

Peter C. Dion