

Barrett Township Planning Commission

June 2, 2021

The Meeting of the Barrett Township Planning Commission was held on Wednesday, June 2, 2021 at 5:30 p.m. at the Municipal Building on Route 390 in Mountainhome, Pa.

The meeting was called to order at 5:30 p.m. by Chairman, Brick Linder.

Present: Brick Linder, Patti O’Keefe, William Pipolo, Jr., Solicitor Deborah Huffman, Township Engineer Deanna Schmoyer, Jeryl Rinehart and the public.

Ralph Megliola and Charles Fullington were absent.

There were no public comments on the agenda items.

The minutes of the March 3, 2021 meeting were reviewed. Brick Linder made a motion to accept the minutes as read. The motion was seconded by Patti O’Keefe and carried. All Members voted aye. It was noted that no correspondence was received.

New Business:

a. Susan E. Neumann John A. and Susan Lawler, Valley View Road, Martin and Robbins Surveying, Minor Subdivision Plan – Terry Martin from Martin and Robbins Surveying was present to discuss the minor subdivision plan.

- The proposed subdivision will create Parcel A which will be joined to an adjoining parcel. Parcel A shall be joined and become an inseparable part of lands of John A. Lawler III and Susan Lawler. Tract 1, 2 and 3 shall be merged into and become an inseparable part of lands of John A. Lawler III and Susan Lawler.
- It was noted that the Monroe County Planning Commission Review Letter dated April 20, 2021 was received.
- It was also noted that the comments from Township Engineer Deanna Schmoyer’s Review Letter dated May 3, 2021 had been addressed. Brick Linder made a motion to accept the minor subdivision plan. The motion was seconded by William Pipolo, Jr. and carried. All Member voted aye. It was noted that the date to start municipal action is May 5, 2021 (30 days from delivery of plan to Township since no meeting to accept within 30 days of submittal).
- A letter was received from Terry Martin requesting a modification. Brick Linder made a motion to recommend approval of the modification waiver request from *Section 400.2.A. – All plans are required an Existing Resources and Site Analysis Plan of the Subdivision and Land Development Ordinance*. The motion was seconded by William Pipolo, Jr. and carried. All Member voted aye.
- Brick Linder made a motion to recommend approval of the minor subdivision plan. The motion was seconded by William Pipolo, Jr. and carried. All Member voted aye.

b. Frank P. Clarke, 2859 Route 390, LaBella and Associated, Minor Subdivision Plan – It was noted that Township Engineer, Deanna Schmoyer prepared a letter recommending acceptance of the plans as a complete submission. Brick Linder made a motion to accept the minor subdivision plan for review. The motion was seconded by Patti O’Keefe and carried. All Members voted aye.

Old Business:

a. Jose G. and Eneida Frias, Cresco DG, LLC, 967 Route 390 (Peterson Road), Land Development Plan – Justin Ross and Jay Lang from LIVIC Civil were present to discuss the land development plan. Cresco DG, LLC, is proposing to develop a 9,100 sq. ft. Dollar General Retail Store on an existing developed parcel that is 1.86 acres. The parcel is zoned MU-V, and Retail (E-1) is a permitted use for the property. The improvements include demolition of the existing building, construction of the new building with parking, and a new on-lot sewage disposal area.

A letter was received from Livic Civil requesting a time extension for the Board of Supervisors to act on the plan to August 31, 2021. Brick Linder made a motion to recommend approval of the time extension. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

Discussion was held on Township Engineer Deanna Schmoyer’s Review Letter dated May 4, 2021, and the comments were addressed and reviewed in a letter from Livic Civil dated May 19, 2021.

The following waivers have been requested for modification from the Subdivision and Land Development Ordinance:

- Brick Linder made a motion to recommend approval for the modification request from *Section 403.A – Submission of a Conceptual Plan*. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.
- Brick Linder made a motion to recommend approval for the modification request from *Section 602.1.5.1 – All Plans, shall be drawn at a scale of one-inch equals fifty feet or one-inch equals one hundred feet*. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.
- Brick Linder made a motion to recommend approval for the modification request from *Section 610.1 – Final plans shall be prepared at the scale of 1” = 100’*. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.
- Brick Linder made a motion to recommend approval for the modification request from *Section 704.5.7- Side slopes shall be a maximum of three feet horizontal to one foot vertical, unless the design slopes are less than 3 feet deep, whereas a 4:1 slope is required*. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.
- Applicant requested a modification of *Section 703.3.6 – When land development abuts or contains an existing public street of inadequate right-of-way width, additional setback shall be provided to reflect such additional width as may be required*. Brick Linder made a motion to recommend approval of the following modification of Section 703.3.6: to reduce the ultimate right-of-way from fifteen (15) feet to five (5) feet and require Applicant to provide easement note on the plan/easement restricting development of an additional ten feet (between five (5) feet to fifteen (15) feet from the building) along the entire frontage. The motion was seconded by Patti O’Keefe and carried. All Members voted aye.

The following waivers have been requested for modification from the Brodhead Creek Stormwater Management Ordinance:

- Patti O’Keefe made a motion to recommend approval for the modification request from *Section 303.1.7 Buffers for stream buffer requirements*. The motion was seconded by Brick Linder and carried. All Members voted aye.

Brick Linder made a motion to recommend conditional approval contingent on the Township Engineer’s comments being addressed and approvals from all outside agencies. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

Old Business (tabled):

- a. It was noted that there was no Old Business that was tabled.

Sketch Plans:

- a. It was noted that there was no Sketch Plans.

Planning:

a. Discussion was held on the Zoning Amendments to change the setbacks for Single Family Dwellings in the Light Industrial and Industrial Zoning Districts to the front setback being 50 feet, the back setback being 25 feet and the side setbacks being 15 feet and to add the word “Dwelling” to Single Family in the proposed amendment to the Zoning Ordinance. Brick Linder made a motion to recommend approval to make the amendments to the Zoning Ordinance. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

As there was no further business or public comment, Brick Linder made a motion to adjourn the meeting at 7:00 p.m. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

Respectfully Submitted,

