

Barrett Township Planning Commission
July 5, 2023

The Meeting of the Barrett Township Planning Commission was held on Wednesday, July 5, 2023, 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, Andrew Price, William Pipolo, Jr., Solicitor Deborah Huffman, Township Engineer, Deanna Schmoyer, Jeryl Rinehart and the public. Ralph Megliola was absent.

There were no public comments on the agenda items.

The Minutes of the May 3, 2023 Meeting were accepted and approved as presented.

It was noted that no correspondence was received.

New Business:

a. JD Pocono, LLC, 128 Robinson Lane, Keystone Consulting Engineers, Inc., Minor Subdivision Plan – The Applicant is proposing to subdivide the 7.39-acre lot into two lots. Proposed Lot 1 is an approximately 1.25-acre lot, and proposed Lot 2 is an approximately 6.13-acre lot. Proposed Lot 1 has an existing house and Lot 2 has an existing house footprint. The parcels are zoned MU-V, Mixed Use Village. Brick Linder made a motion to accept the minor subdivision plan. It was noted that the plan was submitted on June 22, 2023. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

b. GH Properties, LLC and Mountainhome Village Center, Route 390, Brian D. Courtright, PLS, Minor Subdivision Plan – The Applicant (GH Properties, LLC & Mountainhome Village Center) are proposing to subdivide a portion of one lot (Tax ID - 1.15.1.86) and combine it with another lot (Tax ID 01.15.1.85), as stated on the Township Application that was submitted. There appears to be a discrepancy with what is proposed on the plan. The plans are proposing to subdivide a portion of the lot with Tax ID 01.15.1.84 (approximately 23,025 sq. ft.) and combine it with Tax ID 01.15.1.85. The lots zoned MU-V, Mixed Use – Village District. Parcel Tax ID 01.15.1.85 is currently developed with an existing commercial building and Parcel ID 01.151.84 appears to be vacant. Andrew Price made a motion to accept the minor subdivision plan. It was noted that the plan was submitted on May 20, 2023. The motion was seconded by Brick Linder. and carried. All Members voted aye.

Old Business:

a. Bestway Facility Expansion, 115 Bestway Drive, RKR Hess, Land Development Plan - The Applicant is proposing to construct a 5,000-sq. ft. office building, 6,448-sq. ft. warehouse building, 36,425-s.f. warehouse building, 9,920-s.f. shop, truck scale & fueling station, parking, paving an existing gravel storage yard, and associated improvements. The parcels are zoned I – Industrial. Nate Oiler from RKR Hess and Andrew Porter and Ben Ochs from Bestway were present to discuss the land development plan. Discussion was held on Township Engineer Deanna Schmoyer's Review Letter dated July 3, 2023. The discussion included landscaping specifications, waivers from the Subdivision and Land Development Ordinance, wetland and stream buffers, drainage easements, not surveying the interior property line, and existing impervious surfaces. No action was taken.

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Old Business (tabled):

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

Sketch Plans:

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

Planning:

- a. It was noted that there was no Planning.

Discussion was held on reviewing the Zoning Ordinance and the possible amendments for Warehouses.

As there was no further business or public comment, the meeting was adjourned at 6:50 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Terry Rinehart".