

Barrett Township Planning Commission
June 1, 2022

The Meeting of the Barrett Township Planning Commission was held on Wednesday, June 1, 2022, 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, Charles Fullington, Ralph Megliola, Solicitor Deborah Huffman, Township Engineer Deanna Schmoyer, Jeryl Rinehart and the public. William Pipolo, Jr., was absent.

There were no public comments on the agenda items.

The minutes of the April 6, 2022 Meeting were reviewed and approved as presented.

It was noted that no correspondence was received.

New Business:

a. Eli and Miriam Berkowitz and Bais Menachem, Evergreen Lane, William F. Schoenagel, P.L.S., Minor Subdivision Plan – The Applicant, Eli and Miriam Berkowitz, are proposing to consolidate three (3) parcel and then re-subdivide the property in to two (2) parcels. The total property area is approximately 6.62 acres. Lots 1 and 2, owned by Eli and Miriam Berkowitz will be combined with a portion of the property owned by Bais Menachem (new Lot 2R), for a new lot area of approximately 2.29 acres. Brick Linder made a motion to accept the minor subdivision plan. The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Old Business:

a. Monomonock Preserve GP LLC, (Sean Sablosky CEO) Monomonock Road, Cornerstone Consulting Engineers & Architectural, Inc., Land Development Plan – The Applicant, Monomonock Preserve LP, is proposing to construct a 1200 square foot building for equipment that will be utilized to maintain the existing property. Currently, the property is undeveloped. The parcel is approximately 57-acres and is zoned C (Conservation). The property's proposed use, in accordance with the letter from Attorney Marc Wolfe, is to be a preserve by maintaining the woods in combination with agricultural purposes. No sewer or water is proposed as part of the land development. Discussion was held on Township Engineer Deanna Schmoyer's Review Letter dated May 31, 2022.

The Applicant requested the following waivers and modifications from the Subdivision and Land Development Ordinance:

Ralph Megliola made a motion to recommend approval for the modification request for *Section 400.2.1A - Existing Resources and Site Analysis Plan, in accordance with Section 609.3 is required for all submissions unless waived by the Township.* The motion was seconded by Patti O'Keefe and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the modification request for *Section 504 – Monuments and Markers.* The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the modification request for *Section 602.1.5 – Plans shall be drawn in conformity with the following schedule, provided all metes and bounds and other information can be legibly and accurately presented on the plan.* The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the waiver request for *Section 607.4.5 – Existing structures and utilities on or within fifty feet of property.* The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the waiver request for *Section 609.1 – Conceptual Preliminary Plan Submission to include Site Context Map, Existing Resources and Site Analysis Plan, Preliminary Resource Impact and Conservation plan, Preliminary Improvements Plan, and Preliminary Studies and Reports.* The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the waiver request for *Section 705.1 – All subdivision and development shall be served by an adequate sewage disposal system.* The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the waiver request for *Section 706.1 – All subdivision shall be served with an adequate water supply system.* The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval contingent on receiving comments from the Monroe County Conservation District, Monroe County Planning Commission and Township Engineer Deanna Schmoyer's Review Letter comments being addressed. The motion was seconded by Ralph Megliola 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 Ordinance Amendment for Indoor and Outdoor Shooting Ranges. The Planning Commission reviewed and made the following comments and motions:

Section 1: Article 2 (Definitions):

SHOOTING RANGE, INDOOR – *No comments on Section 1.*

SHOOTING RANGE, OUTDOOR – *No comments on Section 1.*

Section 2: Article 4 (Conservation District – C)

Section 3: Article 6 (Mixed Use – Village – MU-V)

Section 4: Article 7 (Commercial Resort/Hotel District – CRH)

Brick Linder commented that a Section should be added for Article 8 (Light Industrial – LI) and amended on the Appendix Table.

Section 5: Article 9 (Industrial District – I)

Section 6: Article 10 (Use Regulations)

15. C-15. Shooting Range, Indoor

(c) Only one person may utilize each shooting station at a time.

Ralph Megliola commented that language should be added for more than one person or one weapon at a time for a range safety officer or instructor.

16. C-16. Shooting Range, Outdoor

(f) The outdoor shooting range shall only be used for types of firearms or other weapons for which it was specifically designed. Automatic weapons shall not be used. *Ralph Megliola made a motion to recommend eliminating “Automatic weapons shall not be used.” The motion was seconded by Patti O’Keefe. Brick Linder opposed. Charles Fullington abstained. The motion carried.*

(g) The outdoor range shall not be used during nighttime hours. Maximum hours and days of operation may be established as a condition of the zoning approval. *Ralph Megliola made a motion to recommend removing “shall not be used during nighttime hours” and change to “shall be use from sunrise to sunset.” The motion was seconded by Patti O’Keefe and carried. All Members aye.*

(i) Each shooter must have a designated station, and only one shooter per station is permitted. *Ralph Megliola commented that language should be added for more than one person or one weapon at a time for a range safety officer or instructor.*

Brick Linder commented on his questions about what the source was and where did the language come from for C- 15 and C - 16 and did it come from a credible entity.

Section 7: Appendix A (Table of Use Regulations)

C-15. Indoor Shooting Range and C-16. Outdoor Shooting Range

Brick Linder made a motion to recommend that Indoor Shooting Range and Outdoor Shooting Range not be allowed in the Mixed Use-Village (MU-V) Zoning District and remove

the Conditional Use for Indoor Shooting Range. The motion was seconded by Charles Fullington. Ralph Megliola and Patti O'Keefe were opposed. Charles Fullington abstained. The motion did not carry.

Brick Linder stated that he believed that this business could be offensive to people coming into the Mixed Use – Village Zoning District for the commercial use and will deter businesses in the Mixed Use – Village Zoning District.

Brick Linder made a motion to recommend removing the Indoor Shooting Range, Use (C-15) from the Commercial Resort Hotel (CRH) Zoning District. There was not a second to the motion. The motion died.

Brick Linder made a motion to recommend that Indoor Shooting Range and Outdoor Shooting Range not be allowed and remove the Condition Use in the Light Industrial (LI) Zoning District. There was not a second to the motion. The motion died.

Brick Linder made a motion to recommend that Indoor Shooting Range and Outdoor Shooting Range not be allowed and remove the Conditional Use in the Industrial (I) Zoning District. There was not a second to the motion. The motion died.

As there was no further business or public comment, Patti O'Keefe made a motion to adjourn the meeting at 6:55 p.m. The motion was seconded by Brick Linder and carried. All Members voted aye.

Respectfully Submitted,

Terrel Rinehart