

**Barrett Township Planning Commission**  
**May 3, 2023**

The Meeting of the Barrett Township Planning Commission was held on Wednesday, May 3, 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., Deborah Huffman, Jeryl Rinehart and the public. Township Engineer Deanna Schmoyer and Ralph Megliola were absent. There were no public comments on the agenda items.

Brick Linder welcomed Andrew Price as the new member of the Planning Commission. Brick Linder also wanted to recognize Charles Fullington, who retired earlier this year from the Planning Commission and thank him for all his years of dedicated service.

The Minutes of the March 1, 2023 Meeting were reviewed and approved on motion made by Brick Linder and seconded by Patti O'Keefe. and carried. All Members voted aye. It was noted that no correspondence was received.

Brick Linder made a motion to appoint Andrew Price as Secretary to take over Charles Fullington position as Secretary. The motion was seconded by Patti O'Keefe and carried. All Members voted aye.

**New Business:**

a. George C. Peck, Sr., 114 Deer Run Lodge Road, RKR Hess, Minor Subdivision Plan - The Applicant is proposing to subdivide one lot (Proposed Lot 1) from an approximately 20-acre overall parcel. Proposed Lot 1 will be approximately 2.35 acres, with the residual lot of 17.96 acres. The purpose of Lot 1 is to create a new lot for a single-family residence. The parcels are zoned R, Residential. Allesson Rode from RKR Hess was present to discuss Township Engineer Deanna Schmoyer's Review Letter dated April 25, 2023. It was noted that the minor subdivision plan was submitted on March 24, 2023.

Brick Linder made a motion to accept the plan on April 24, 2023. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

Discussion was held on the Highway Occupancy Permit.

Brick Linder made a motion to recommend approval of the minor subdivision plan contingent on the Township Engineer Deanna Schmoyer's Review Letter comments, dated April 25, 2023, being addressed, the Highway Occupancy Permit be obtained for Proposed Lot 1 and the justification for not requiring a High Occupancy Permit for the existing driveway for the remaining lands because the existing driveway has been in existence for decades and the use and traffic on that parcel will not change. The motion was seconded by Patti O'Keefe and carried. All Members voted aye.

b. Bestway Facility Expansion, 115 Bestway Drive, RKR Hess, Land Development Plan - The Applicant is proposing to construct a 5,000-s.f. office building, 6,448-s.f. 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. It was noted that Township Engineer Deanna Schmoyer submitted a letter, dated April 28, 2023, informing the Planning Commission that she received a complete submission and recommended

that the land development plan be accepted for review. Andrew Porter from Bestway was present to discuss the land development plan. Brick Linder made a motion to accept the plan. The motion was seconded by Andrew Price. Andrew Price abstained due to a conflict of interest. The motion carried with a vote of 3-1.

c. Patricia Griffin, 102 Fox Run, Dean Slonaker, PLS Surveyor, Trout Creek LLC, Minor Subdivision Plan - The Applicant is proposing to subdivide a small parcel, Parcel A (814 sf), from the Buck Hill Falls Company Parcel, and combine the property with Unit 810 (Patricia Anne Griffin Property). The parcels are zoned CRH, Commercial – Resort/Hotel District. The purpose of the subdivision is to add an addition to the existing building footprint. Discussion was held on Township Engineer Deanna Schmoyer’s Review Letter dated April 25, 2023.

Brick Linder made a motion to accept the plan. 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 from the Subdivision and Land Development Ordinance:

*Section 450-14. B. (1) – Existing Resources and site analysis plan is required for all preliminary and final subdivisions or land development plans.*

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 from the Subdivision and Land Development Ordinance:

*Section 450-32. A. (5) – Plans shall be drawn in conformity with the following schedule, provided all courses, metes and bounds and other information can be legibly and accurately presented on the plan.*

The motion was seconded by Patti O’Keefe and carried. All Members voted aye.

Brick Linder made a motion to recommend approval of the minor subdivision plan contingent on the Township Engineer Deanna Schmoyer’s Review Letter comments, dated April 25, 2023, being addressed. All Members voted aye.

Old Business:

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

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. Franconia Mennonite Camp Association, Spruce Lake Cabins Project, 5389 Route 447, Land Development Plan, D & D Engineering, Planning Module, Component 3 and Component 4A – PA DEP requires new signatures on the Component 3, Planning Module and Component 4A. Brick Linder reviewed, discussed, and signed Component 4A. It was noted that the Planning

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**Commission signed the Component 4A at the meeting on July 17, 2019, and recommended approval of the land development plan contingent on addressing several items at the meeting on December 4, 2019.**

**As there was no further business or public comment, the meeting was adjourned at 6:09 p.m.**

**Respectfully Submitted,**

*Terry Pinehart*