

Barrett Township Planning Commission
October 4, 2023

The Meeting of the Barrett Township Planning Commission was held on Wednesday, October 4, 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, Ralph Megliola, Solicitor Deborah Huffman, Township Engineer, Jeryl Rinehart and the public. William Pipolo, Jr. was absent.

There were no public comments on the agenda items.

The Minutes of the July 5, 2023 Meeting were accepted and approved as presented.

It was noted that no correspondence was received.

New Business:

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

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 October 2, 2023.

Ralph Megliola made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

Section 450-43.H.4 (Wetlands easements) - Easements shall be provided along all wetland areas. Such easements shall substantially conform to the lines of the wetland areas and shall be of such widths as will help safeguard the wetlands. In no case shall the easement be less than 50 feet in width adjacent to the wetlands and no development shall be permitted within the easement.

The motion was seconded by Andrew Price and carried. All Members voted aye.

Ralph Megliola made a motion to recommend approval for the modification request from the Stormwater Management Ordinance:

Section 425 – 12.I.5.b.1 (Wetlands and Vernal Ponds Inner Buffer) - (1) Inner buffer. Measured perpendicular to and horizontally from the edge of the delineated wetland or vernal pond, for a distance of 50 feet.

[a] Stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP and passive unpaved stable trails shall be permitted. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.

[b] The area of the inner buffer altered by activities permitted in accord with § 425-12I(5)(b)[1] shall be minimized to the greatest extent practicable.

Section 425-12.I.5.b.2 (Wetlands and Vernal Ponds Outer Buffer) (2) Outer buffer. Measured perpendicular to and horizontally from the outer edge of the inner buffer for a distance of 100 feet, resulting in a total buffer of 150 feet.

[a] Stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, roads constructed to existing grade, unpaved trails, and limited forestry activities that do not clear cut the buffer (e.g., selective regeneration harvest) in accord with a forestry management plan shall be permitted, provided no buildings are involved, and those activities permitted under § 425-12I(3) and (4).

[b] No more than 20% of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accord with § 425-12I(5)(b)[2].

The motion was seconded by Andrew Price 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.5 (Conceptual Preliminary Plan) - Conceptual preliminary plan; determination of completeness; preliminary resource conservation plan and sewage planning module submission, review by Township and County Planning Commissions and Township Engineer; and approval by Supervisors on advice of the Township Planning Commission. (In the Conservation Design Overlay District, the four-step design process described in § 450-40D of this chapter must be followed.)

The motion was seconded by Ralph Megliola and carried. All Supervisors voted aye.

Brick Linder made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

Section 450-17 and 450-19 (Preliminary Plan) - The conceptual preliminary plan is a preliminarily engineered scale drawing in which layout ideas are illustrated in more than the rough, diagrammatic manner appropriate for sketch plans.

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 from the Subdivision and Land Development Ordinance:

Section 450-23.C (Cut and Fill) - The maximum slope of any earth embankment or excavation shall not exceed one foot vertical to three feet horizontal. The maximum slope of any rock excavation shall not exceed four feet vertical to one foot horizontal. All excavations and embankments shall have a continuous slope to the point of intersection with the natural grade. The slope easement as required by § 450-43H shall have sufficient width to contain the entire required slope.

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 from the Subdivision and Land Development Ordinance:

Section 450-25.A (Monuments and Markers) - Monuments and markers shall be placed so that the center or a scored or marked point shall coincide exactly with the intersection of the lines to

be marked.

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 from the Subdivision and Land Development Ordinance:

Section 450-32.A.5 (Plan Scale) - 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.

(a) All plans, except as provided below, shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet.

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 from the Subdivision and Land Development Ordinance:

Section 450-41.A (Plan Scale) - Drafting standards. All drafting standards as required in § 450-32 shall apply. Also, final plans shall be prepared at the scale of one inch equals 100 feet.

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 from the Subdivision and Land Development Ordinance:

Section 450-50.D (Slopes) - Slopes. Moderately sloping lands (15% to 25%) and steeply sloping lands (over 25%) are prone to severe erosion if disturbed. Erosion and the resulting overland flow of soil sediments into streams, ponds, and public roads are detrimental to water quality and aquatic life, and a potential hazard to public safety.

(1) Areas of steep slope shall be preserved in accordance with any applicable requirements of Chapter 525, Zoning, of this Code, and as required below.

(2) All grading and earthmoving on slopes exceeding 15% shall be minimized.

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 from the Stormwater Management Ordinance:

Section 425-15.B (Rainfall Data Calculations) - All calculations consistent with this chapter using the soil cover complex method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table 13-1 in Appendix B of this chapter.[1] If a hydrologic computer model such as PSRM or HEC-I is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS S-curve shown in Figure B-1, Appendix B of this chapter shall be used for the rainfall distribution.

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 from the Stormwater Management Ordinance:

Section 425-15.E (CN Calculations) - Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from Table B-2 in Appendix B of this chapter.

The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Ralph Megliola made a motion to approve the land development plan contingent upon a note being added to the plan, satisfactory to the Township Solicitor, prohibiting the lots from being sold separately without prior Township approval. The motion was seconded by Brick Linder and carried. All Members voted aye.

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. It was noted that the plan was submitted on June 22, 2023. It was noted that a letter was received from Keystone Consulting Engineers, Inc. requesting a 90-day extension of time to act on the plan until December 14, 2023. Township Engineer Deanna Schmoyer reported that she met with the Supervisors to discuss the ownership of the roads and Keystone Consulting Engineers will provide descriptions for the road dedication and the vacating of roads. No action was taken.

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.

As there was no further business or public comment, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

