

Barrett Township Planning Commission
February 1, 2017

The Regular Meeting of the Barrett Township Planning Commission was held on Wednesday, February 1, 2017 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, Benjie Labar, Charles Fullington, William Pipolo, Jr., Solicitor Deborah Huffman, Township Engineer Jon Tresslar, Jeryl Rinehart and the public. It was noted that no correspondence was received.

The minutes of the January 4, 2017 meeting were reviewed. As there were no corrections or additions to the minutes, they were approved as presented.

New Business:

- a. It was noted that there was no new business.

Old Business:

a. Spruce Lake Retreat Activity Center, Preliminary/Final Land Development Plan, Keystone Consulting Engineers, Inc. – Mark Swartley from Spruce Lake Retreat and Darrin Heckman from Keystone Consulting Engineers, Inc. were present to discuss the land development plan. Keystone Engineering has submitted a proposed land development located on the western side of Creek Road (S.R.0447) at the intersection with Sky High Lane and Miller Road. The existing property is located within the CRH, Commercial Resort/Hotel Zoning District. The existing property has an area of 240 acres and consists of an existing religious retreat including lodging and camping, and indoor and outdoor recreation facilities. The existing property is served by on-lot water and sewer. The remainder of the property consists of lawn and woodlands. The Applicant is proposing a 14, 880 square feet activity center to be utilized for indoor recreation and additional meeting/activity rooms for guests of the retreat. The proposed activity center will replace existing basketball courts and will include concrete and gravel walkways. Two (2) rain gardens are proposed to control the increase in stormwater runoff and volume. Township Engineer Jon Tresslar’s Review No. 1 letter was reviewed and his comments were discussed. Discussion was held on the handicap parking spaces, the calculations for the rain gardens, the grading of the baseball and soccer fields, the performance guarantee and financial security or letter of credit, a waiver for slope and drainage easement, the septic system capacity and fire protection. Darren Heckman will address Jon Tresslar’s comments and attend the next meeting. It was noted that the Monroe County Planning Commission comments were received and discussed. Patti O’Keefe made a motion to table the land development plan. The motion was seconded by Benjie Labar and carried. All Members voted aye.

Old Business (tabled):

a. It was noted that the Minor Subdivision and Lot Consolidation Plan for the Estate of Dana Weiss and Christopher and Hazel Gifford has been granted a time extension until July 5, 2016 and continues to be tabled.

Sketch Plans:

- a. It was noted that there was no new sketch plans.

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Planning:

a. Discussion was held on reviewing the Wireless Communication Facilities Model Ordinance. The Members will continue to review the ordinance and discuss it at a later date.

As there was no further business or public comment, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,