

**Barrett Township Planning Commission
March 1, 2017**

The Regular Meeting of the Barrett Township Planning Commission was held on Wednesday, March 1, 2017 at the Municipal Building on Route 390 in Mountainhome, Pa.

The meeting was called to order at 5:30 p.m. by Vice Chairman, Patti O’Keefe.

Present: Patti O’Keefe, Charles Fullington, William Pipolo, Jr., Solicitor Deborah Huffman, Township Engineer Jon Tresslar, Jeryl Rinehart and the public. Brick Linder and Benjie Labar were absent.

The minutes of the February 1, 2017 meeting were reviewed. Patti O’Keefe made a motion to approve the meeting minutes. The motion was seconded by Charles Fullington and carried. All Members voted aye.

It was noted that no correspondence was received.

New Business:

a. Charlotte E. Parks, Henrys Crossing Road, Minor Subdivision Plan, Martin and Robbins Surveying – The existing property is located on the western side of Henry’s Crossing Road and is accessed from the from the cul-de-sac at the terminus of Summit Farm Drive. The existing property is currently enrolled in the Forest Reserve-319 Program. The existing Parks property is located within the LI, Light Industrial Zoning District and includes an existing dwelling with associated driveway, two (2) garages, four (4) sheds, on-lot well and sewage disposal system and a pond. The remaining lands include wetland and woodland areas. The proposed minor subdivision includes subdividing the existing property into three parcels, creating Lot 1, Lot 2 which will be consolidated with the Lands of Jake Robert Price and Lot 3 which will be consolidated with the Lands of Michael and Maryann Lisi. Proposed Lot 1 will have a gross area of 36.790 acres and will remain as woodlands. Proposed Lot 2 will have a gross area of 10.006 acres and the existing dwelling on the Price property will remain. Proposed Lot 3 will have a gross area of 1.992 acres and the existing dwelling on the Lisi property will remain. Patti O’Keefe made a motion to accept the plan. The motion was seconded by Charles Fullington and carried. All Members voted aye. Patti O’Keefe made a motion to table the plan. The motion was seconded by Charles Fullington and carried. All Supervisors voted aye. Patti O’Keefe made a motion to approve signing the Planning Modules, Component 4A. The motion was seconded by Charles Fullington and carried. All Members voted aye.

Old Business:

a. Spruce Lake Retreat Activity Center, Preliminary/Final Land Development Plan, Keystone Consulting Engineers, Inc. – A letter was received from Darrin D. Heckman, Senior Project Manager from Keystone Consulting Engineers, Inc. requesting their application be tabled until the meeting on March 1, 2017. Patti O’Keefe made a motion to table the land development plan for the activity center. The motion was seconded by Charles Fullington and carried. All Members voted aye.

b. Lands of County of Monroe/Turner Subdivision, Dutch Hill Road, George W. Parker, P.E., P.L.S. – George W. Parker was present to discuss the subdivision plan. He initially submitted the plan for a minor subdivision of the lands of the County of Monroe and lot consolidation with the lands of 360 Dutch Hill, LLC to July 6, 2016. The existing properties are located on the eastern side of Dutch Hill Road. The existing Dutch Hill property is located with the CRH, Commercial

Resort/Hotel Zoning District and consists of four (4) existing buildings that take access from Dutch Hill Road via a 50-foot wide easement. The existing County property is located within the C, Conservation Zoning District, to the south of the Dutch Hill property and is currently landlocked. A 50-foot wide easement is shown through the Dutch Hill property and onto the County property. No development exists on the County property. The proposed minor subdivision includes subdividing the existing County property into two parcels, Lot 1 and 2. Lot 2 will have a gross area of 12.83 acres and will be conveyed to the Dutch Hill property. George submitted a letter requesting two waivers from the Subdivision Land Development Ordinance, Section 404.1.4 to accept the plan as a final plan and Section 606.1.4., Monuments and/or markers shall be shown on the plan and shall be placed in accordance with Section 504. Patti O'Keefe made a motion to recommend granting the waiver from the Subdivision Land Development Ordinance, Section 404.1.4 to be accepted as the final plan. The motion was seconded by Charles Fullington and carried. All Members voted aye. Patti O'Keefe made a motion to recommend granting the waiver from the Subdivision Land Development Ordinance, Section 606.1.4, Monuments and/or markers being shown on the plan and shall be placed in accordance with Section 504.. The motion was seconded by Charles Fullington and carried. All Members voted aye. Discussion was held on property having split zoning districts. Zoning Officer Jeryl Rinehart will follow up with the Monroe County Planning Commission to confirm their decision on the split zoning districts. Discussion was also held on Mr. Parker submitting a letter requesting a time waiver from the Board of Supervisors to take action on the plan.

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, 2017 and continues to be tabled.

Sketch Plans:

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

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, Patti O'Keefe made a motion to adjourn the meeting at 6:00 p.m. The motion was seconded by Charles Fullington and carried. All Member voted aye.

Respectfully submitted,