

**Barrett Township Planning Commission  
April 4, 2018**

**The Reorganization Meeting of the Barrett Township Planning Commission was held on Wednesday, April 4, 2018 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, Grant Hilfiger, Solicitor Deborah Huffman, Township Engineer Deanna Schmoyer, Jeryl Rinehart and the public. Ralph Megliola was absent. There were no public comments on the agenda items.**

**At this time, the floor was opened to nominations for Chairman of the Planning Commission. Patti O’Keefe nominated Brick Linder as Chairman of the Planning Commission. As there were no other nominations, the nominations were closed. Patti O’Keefe made a motion to appoint Brick Linder as Chairman. The motion was seconded by Charles Fullington and carried. Brick Linder abstained. All other Members voted aye. Brick Linder became Chairman of the Planning Commission until such time as a successor is named.**

**The floor was opened to nominations for Vice-Chairman of the Commission. Brick Linder nominated Patti O’Keefe as Vice-Chairman of the Planning Commission. As there were no other nominations, the nominations were closed. Brick Linder made a motion to appoint Patti O’Keefe as Vice-Chairman. The motion was seconded by Charles Fullington and carried. Patti O’Keefe abstained. All other Members voted aye. Patti O’Keefe became Vice-Chairman of the Planning Commission until such time as a successor is named.**

**The floor was opened to nominations for Secretary. Brick Linder nominated Charles Fullington as Secretary to the Planning Commission. As there were no other nominations, the nominations were closed. Brick Linder made a motion to appoint Charles Fullington as Secretary. The motion was seconded by Patti O’Keefe and carried. Charles Fullington abstained. All other Members vote aye. Charles Fullington became Secretary of the Planning Commission until such time as a successor is named.**

**Discussion was held on the meeting dates and times. Brick Linder made a motion to set the meeting date and time for the first Wednesday of each month at 5:30 p.m. at the Municipal Building. The motion was seconded by Patti O’Keefe and carried. All members voted aye. The reorganization meeting was closed and the regular meeting was opened.**

**The minutes of the October 4, 2017 meeting were reviewed. As there were no corrections or additions to the minutes, Patti O’Keefe made a motion to approve the meeting minutes. The motion was seconded by Brick Linder and carried. All Members voted aye. It was noted that no correspondence was received.**

**New Business:**

**a. Buck Hill Falls Company, Long Road, Minor Subdivision and Lot Consolidation Plan, Martin and Robbins Surveying – Terry Martin was present to discuss the minor subdivision and lot consolidation plan. Buck Hill Falls Company is proposing to subdivide two small portions of land from the parent tract and join onto existing lands of William Patrick Lawrence II and Patricia Hayden Lawrence. The two small subdivided areas will be for expansion of the existing**

footprint of Unit 777. Township Engineer Deanna Schmoyer's review letter dated March 4, 2018 was discussed and she confirmed that her comments had been addressed. Brick Linder made a motion to accept the minor subdivision/lot combination plan as a complete application. The motion was seconded by Grant Hilfiger and carried. All Members voted aye. Terry Martin submitted a letter for the waivers from Section 404.1.4, Section 602.1.5.1 and Section 602.1.5.2 of the Subdivision and Land Development Ordinance. Brick Linder made a motion to recommend waiving Section 404.1.4, *"where a minor subdivision plan in the opinion of the Planning Commission presents no engineering problems and few, if any, planning problems, the Planning Commission may waive the filing of the preliminary plan and require only the filing of a final plan.* The motion was seconded by Patti O'Keefe and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 602.1.5.1, *All plans, except as provided below, shall be drawn at a scale of one (1) inch equals (50) feet or one (1) inch equals one hundred (100) feet* and Section 602.1.5.2, *"Where more than one half of the total number of lots or parcels shown on the plan have an area of ten (10) acres or more, the plan may be drawn at a scale of one (1) inch equals two hundred (200) feet.* The motion was seconded by Grant Hilfiger and carried. All Members voted aye. Brick Linder made a motion to recommend approval of the plan. The motion seconded by Patti O'Keefe and carried. All Supervisors voted aye.

b. Congregation OHR Menachem, 180 Glenmere Road, Land Development Plan, RKR Hess Engineering – Nate Oiler from RKR Hess Engineering was present to discuss the land development plan. Congregation OHR Menachem is proposing a building addition for a mikvah bath to an existing building. The property is an existing religious camp and school. It was also noted that the land development plan was revised to include a concrete slab not to exceed 5, 000 square feet of impervious surface for a temporary tent for events, after Township Engineer Deanna Schmoyer's review letter was complete. Township Engineer Deanna Schmoyer's review letter dated March 4, 2018 was discussed. Discussion was held on how the water waste from the mikvah bath would be disposed of, the capacity of the mikvah bath, clarifying the installation and the use of the concrete slab and demonstrating that there is adequate sewage disposal. Yossi Eliav, representative for the Congregation OHR Menachem, confirmed that he was withdrawing the concrete slab installation from the revised land development plan application and proceeding with the mikvah bath. Nate Oiler submitted a letter for waivers from Section 400.2.1A, Section 400.2.5A, Section 609, Section 602.1.5.1, Section 602.1.5.2, Section 602.2.12, Section 602.2.13, Section 607.4.1, Section 607.4.2, Section 607.4.4 and Section 607.4.5 of the Subdivision and Land Development Ordinance. Brick Linder made a motion to recommend waiving Sections 400.2.1A, 400.2.5A and Section 609, Existing Resources and Site Analysis Plan, Conceptual Preliminary Plan. The motion was seconded by Grant Hilfiger and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 602.2.12, Names of adjoining property owners and subdivisions. The motion was seconded by Patti O'Keefe and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 602.2.13, Existing wetlands, watercourses, streams, pond, lakes or other bodies of water. The motion was seconded by Grant Hilfiger and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 607.4.1, Location, name and number, pavement and right-of-way

widths of all interior and adjacent roads. The motion was seconded by Grant Hilfiger and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 607.4.2, Location, width and purposed of all existing and proposed easements, building setbacks, reservations and area dedicated to public use within or adjoining property. The motion was seconded by Patti O’Keefe and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 607.4.4, Naturals Features outside of project area including contours, flooding areas, water courses, wetlands, marshes, steep slopes, wooded areas, rock outcrops, isolated trees. The motion was seconded by Grant Hilfiger and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 607.4.5, Existing structures and utilities within 50 feet of the property. The motion was seconded by Patti O’Keefe and carried. All Members voted aye. Brick Linder made a motion to recommend waiving Section 602.1.5.1 and Section 602.1.5.2, for the drawing scale. The motion was seconded by Charles Fullington and carried. All Members voted aye. Brick Linder made a motion to table the land development plan until the questions are answered and they have a better idea of what the application is and the sewage flows and the waste water disposal are addressed. The motion was seconded by Charles Fullington. Grant Hilfiger opposed the motion. The motion carried with a vote of 3-1.

**Old Business:**

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

**Old Business (tabled):**

a. The Estate of Dana Weiss and Christopher and Hazel Gifford Final Minor Subdivision and Lot Consolidation Plan, Martin and Robbins Surveying – Terry Martin submitted a letter requesting a time extension of the date requirement for the Planning Commission to take action on the plan. It was noted that the Planning Commission tabled the plan at the October 4, 2017 meeting until the property tax issue has been resolved. Discussion was held on moving the plan on the Board of Supervisors. Grant Hilfiger made a motion to recommend approving the subdivision plan, contingent on the property taxes issue being resolved. The motion was seconded by Brick Linder and carried. All Members voted aye.

**Sketch Plans:**

a. The Orthodox Center for Religious Studies, 106 Patmos Drive, Land Development Plan, Allied Engineering Associates – Sherif El Far from Allied Engineering Associates was present to discuss the sketch plan for enclosing an existing porch for an area used for worship. Township Engineer Deanna Schmoyer’s review letter dated March 7, 2018 was discussed. It was noted that the plan that was submitted did not contain enough information as required by the Subdivision and Land Development Ordinance for a completed application submission. Discussion was held on whether a land development plan application was required. It was determined that since it was an improvement to a non-residential building and met the definition of land development, the plan is required to meet the Subdivision and Land Development Ordinance.

**Planning:**

**a. It was noted that a previous discussion was held at the meeting on October 4, 2017 concerning the Wireless Communication Facilities Model Ordinance. At the meeting, the Planning Commission Members decided to discontinue any further advancement of a new communication ordinance and to monitor activity in the area and in other municipalities for possible future consideration, if needed.**

**Discussion was held on simplifying the Subdivision and Land Development Ordinance for minor land development plans.**

**As there was no further business or public comment, the meeting was adjourned at 7:35 p.m.**

**Respectfully Submitted,**