

**Barrett Township Planning Commission
October 4, 2017**

The Regular Meeting of the Barrett Township Planning Commission was held on Wednesday, October 4, 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, Benjie Labar, Patti O'Keefe, William Pipolo, Jr., Charles Fullington, Township Engineer Deanna Schmoyer, Solicitor Deborah Huffman, Jeryl Rinehart and the public.

The minutes of the July 5, 2017 meeting were reviewed. As there were no corrections or additions to the minutes, they were approved as presented.

It was noted that no correspondence was received.

New Business:

a. William G. and Charlene A Barry, Quarry Lane, Minor Subdivision Plan, Martin and Robbins Surveying – Terry Martin was present to discuss the minor subdivision plan. The existing properties are located on the southern side of Sand Spring Road. The existing Barry property has a lot area of 46.479 acres (Tax Parcel # 01/33/1/40) and is being subdivided into two parcels. Parcel A is 26.004 acres and will be merged into and become an inseparable part of other lands of William G. and Charlene A. Barry (Tax Parcel # 01/33/1/51). The remaining portion of Tax Parcel # 01/33/1/40 is 20.475 acres and is under and subject to Special Notes with respect to the existing 50' feet wide right of way. The 50' wide right of way across the remaining lands of Barry serves both the Barry parcel and the Kerz parcels. The Kerz parcels and the remaining lands have rights across the 12' right of way leading from SR 1008 to the Kerz lands. There are presently 2 parcels involved and there will be no change in the number of parcels following subdivision approval. There are no new proposed roadways and the existing parcels utilize on – site sewage and water facilities. Township Engineer Deanna Schmoyer's review letter and comments, dated October 3, 2017 were discussed. Deanna confirmed that all her comments had been addressed. Terry Martin submitted a letter for the waiver for the following sections of the Subdivision and Land Development Ordinance, 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* 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.* Brick Linder made a motion to accept the plan as a complete application. The motion was seconded by Patti O'Keefe and carried. All Members voted aye. Brick Linder made a motion to grant the waivers from Section 404.1.4 and Section 602.1.5.2 of the Subdivision and Land Development Ordinance. The motion was seconded by William Pipolo, Jr and carried. All Members voted aye. Brick Linder made a motion to recommend approval of the minor subdivision plan. The motion was seconded by Patti O'Keefe and carried. All Members voted aye.

Old Business:

a. The Estate of Dana Weiss and Christopher and Hazel Gifford Final Minor Subdivision and Lot Consolidation Plan, Martin and Robbins Surveying - The existing

Weiss property is located within the R, Residential and MU-V, Mixed Use-Village Zoning Districts. The property consists of one (1) existing residential dwelling with an associated shed and stone driveway taking access from Pleasant Ridge Road, all of which are located within the R, Residential Zoning District. The property is served by on-lot water and sewer. An existing sixteen foot (16') wide private right-of-way is located along the northern property line which gives access via an existing stone driveway to the neighboring Gaynor property. An existing brook traverses the property and Mill Creek with its associated 100-year floodplain (Zone AE) exists along the southern property line. The remainder of the property is lawn and woodland areas. The existing Gifford property is located within the MU-V, Mixed Use-Village Residential Zoning District. The property consists of one (1) single family residential dwelling with an associated stone driveway taking access from State Route 191. The property is served by on-lot sewer. An existing brook traverses the property. It was noted that on October 7, 2015, the Planning Commission Members tabled the minor subdivision plan until the issues could be resolved with the Zoning District changes and the property taxes being current. The Zoning District changes have been completed. The issue of the property taxes being current has not been confirmed. The minor subdivision will be tabled until the property taxes issue has been resolved.

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, the Solicitor and the Township Engineer will continue to research what other Township have done and discuss the other issues that need to be addressed in updating the current ordinance at a later date.

As there was no further business or public comment, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Tory Rinehart