

**Barrett Township Planning Commission
October 7, 2015**

The Regular Meeting of the Barrett Township Planning Commission was held on Wednesday, October 7, 2015 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, Jim Siglin, Patti O’Keefe, Charles Fullington, Solicitor Todd Weitzmann, Jeryl Rinehart and the public. Jeff Siglin was absent.

It was noted that correspondence was received from Boucher & James, Inc. and the Monroe County Planning Commission.

The meeting minutes from April 1, 2015 were reviewed. As there were no corrections or additions, the meeting minutes were accepted as presented.

New 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. The remainder of the property is lawn and woodland areas. Township Engineer Jon Tresslar’s Review Letter No. 1, dated October 1, 2015 and Review Letter No. 2, dated October 6, 2015 were discussed. Brick Linder made a motion to recommend approving the waiver for submitting a Preliminary Plan in accordance with Section 404.1.4 of the S.A.L.D.O. The motion was seconded by Jim Siglin and carried. All the Members voted aye. Brick Linder made a motion to accept the plan for review. The motion was seconded by Patti O’Keefe and carried. All the Members voted aye. Brick Linder made a motion to table the minor subdivision plan until the issues can be resolved with the Zoning District changes and the property taxes being current. The motion was seconded by Patti O’Keefe and carried. All the Members voted aye.

b. Bahr Properties, Inc. Final Minor Subdivision, Martin and Robbins Surveying – The existing property is located on the southeastern corner of the intersection with State Route 390 and Laurel Pine Road. The property is located within the MU-V, Mixed Use-Village Zoning District and has an area of 2.459 acres. The property consists of three (3) existing commercial buildings with associated paved and stone parking areas and private on-lot sewer and is served by central water. The parking areas take access from State Route 390. A second driveway taking access from Laurel Pine Road also exists. The proposed minor subdivision includes subdividing the existing property into two parcels, Lot 1 and the Remaining Lands. The Remaining Lands will

have an area of 1.638 acres and will consist of the commercial buildings, associated parking area and the private on-lot sewer. The Remaining Lands will continue to take access from State Route 390. Lot 1 will have an area of 0.820 acres and will take access from Laurel Pine Road via an existing driveway. Brick Linder made a motion to accept the plan for review. The motion was seconded by Jim Siglin and carried. All the Members voted aye. Brick Linder made a motion to recommend approving the waiver for submitting a Preliminary Plan in accordance with Section 404.1.4 of the S.A.L.D.O. The motion was seconded by Charles Fullington and carried. All the Members voted aye. Brick Linder made a motion to recommend approval of the final minor subdivision plan to the Board of Supervisors conditioned upon the resolution of the comments from Township Engineer Jon Tresslar's October 6, 2015, Review Letter No. 2. The motion was seconded by Jim Siglin and carried. All the Members voted aye. Charles Fullington made a motion to complete the Planning Module, Component 1. The motion was seconded by Brick Linder and carried. All the Members voted aye.

Old Business:

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

Old Business (tabled):

- a. It was noted that the Estates at Seese Hill – Kal Tac, Inc. has been granted the time extension by the Supervisors until December 31, 2016 and continues to be tabled.

Sketch Plans:

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

Planning:

- a. Discussion was held on the Final Draft Sign Ordinance. It was noted that the Sign Ordinance was submitted to the Planning Commission on Monday, October 5, 2015 for their 30 day review period.
- b. Discussion was held on the amendments to Zoning Ordinance and Zoning Map. Solicitor Todd Weitzmann will circulate the copy of the Zoning Ordinance amendments to the Planning Commission. Jeryl Rinehart will circulate a list of the properties to the Planning Commission that will be amended in the Zoning Map.

As there was no further business or public comment, Brick Linder made a motion to adjourn the meeting at 6:45 p.m. The motion was seconded by Jim Siglin and carried. All the Members voted aye.

Respectfully submitted,