

Barrett Township Planning Commission
June 5, 2013

A regular meeting of the Barrett Township Planning Commission was held on Wednesday, June 5, 2013 at the Municipal Building on Route 390 in Mountainhome, Pa. The meeting was called to order at 5:35 p.m. by Chairman, Brick Linder.

Present: Brick Linder, Jeff Siglin, Jim Siglin, Loree Guthrie, Solicitor Todd Weitzmann, Township Engineer Jon Tresslar, Jeryl Rinehart and the public. Charles Fullington was absent. There were no public comments on the agenda items.

The minutes of the April 3, 2013 meeting were reviewed. As there were no corrections or additions to the minutes, they were approved as presented.

It was noted that correspondence was received from Boucher and James, East Stroudsburg University and Foley Law Firm.

New Business:

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

Old Business:

a. Bestway of Pennsylvania, Inc., Warehouse 4, Land Development Plan – Rick Curry from Bestway and Charles Niclaus from Niclaus Engineering were present to discuss the land development plan. The plan is proposing a 17,500 square feet warehouse building to be used for cold storage with associated access ways on Lot 1. Township Engineer Jon Tresslar discussed his Review No. 3 letter dated June 5, 2013. Discussion was held on Comment # 2 concerning the performance guarantee. Brick suggested that instead of the performance guarantee being required that an inspection be done prior to the Certificate of Occupancy being issued because the site improvements will be minimal. Discussion was also held on parking, obtaining approval from PADEP and the Monroe County Conservation District, previously approved waivers should be put on the plan and a blanket easement that encompasses the entire property. Brick Linder made a motion to recommended approval of the land development plan for Warehouse 4 conditioned on Jon Tresslar's review letter of June 5, 2013 being addressed and the following conditions:

- 1) The Certification of Occupancy permit will be issued after all site improvements are inspected and completed, which is in lieu of providing a performance guarantee and development agreement.
- 2) The outside agencies approvals are to be provided to the Township, which includes the NPDES Permit and the E & S approval.
- 3) The waivers are added to the drawings for the road work as stipulated in Comment # 4.
- 4) The storm water access easement agreement is to be deemed acceptable to Solicitor Todd Weitzmann.

The motion was seconded by Jim Siglin and carried. All Members voted aye.

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, 2013 and continues to be tabled.

Sketch Plans:

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

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Planning:

a. The Members discussed the Appendix A: Table of Use Regulations, Section A., B., C. and D. of the draft Zoning Ordinance and suggested revisions for consideration by the Board of Supervisors.

It was noted that there will not be a Planning Commission meeting on Wednesday, July 3, 2013 due to the 4th of July holiday.

As there was no further business or public comment, the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Teryl Rinehart