

**Barrett Township Planning Commission
November 6, 2013**

A regular meeting of the Barrett Township Planning Commission was held on Wednesday, November 6, 2013 at the Municipal Building on Route 390 in Mountainhome, Pa. The meeting was called to order at 5:30 p.m. by Brick Linder.

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

The minutes of the October 2, 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, Inc. and the Monroe County Planning Commission. A letter was received from Karen Lopatovsky to the Supervisors requesting a time extension on the conservation subdivision preliminary plan for the Estates at Seese Hill. The plan was initially submitted on March 7, 2007. Brick Linder excused himself as Chairman because he represents Kal Tac, Inc. as the Engineer. Jeff Siglin took over as Vice Chairman. Discussion followed. Jeff Siglin made a motion to recommend granting the time extension. Charles Fullington voted nay. Brick Linder abstained. The motion failed because of the lack of a second vote. The meeting was turned back over to Brick Linder as Chairman.

New Business:

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

Old Business:

a. Spruce Lake Retreat, New Horizons Hospitality Center, Route 447 – Terry Martin from Martin and Robbins Surveying and Mark Swartley from Spruce Lake Retreat were present to discuss the final approval for Phase 2 of the as-built land development plan. Township Engineer Jon Tresslar addressed his review letter dated November 5, 2013. Discussion followed. It was noted that the Builder Inspection Underwriters and the Zoning Officer, Jeryl Rinehart issued the Certificate of Occupancy. Brick Linder made a motion to recommend approval of the land development plan contingent on the following items being addressed:

- 1) Amending the landscaping plan indicating the plant types and symbols.
- 2) Add a note on the plan concerning the location and elevation on the bench mark and the finished floor elevation.
- 3) Add a note on the plan regarding the Builder Inspection Underwriters of PA inspection and approval of the handicap parking spaces and handicap access ways to the building.

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

b. St. Bernadette Church and Rectory, Route 390, Minor Subdivision, Richard Storm Surveying – Richard and Sharon Storm were present to discuss the minor subdivision. St. Bernadette Church and Rectory proposes to subdivide the existing property into two (2) parcels; one (1) being for the existing church and one (1) being for the existing rectory. The existing property has a total acreage of 5.549 acres and is located within the R-1, Low Density Residential Zone. Proposed Lot 1 has an area of 1.819 acres and includes the existing church with associated parking with access from Old Canadensis Hill Road or from Route 390 via an existing driveway through a proposed access easement on proposed Lot 2. Proposed Lot 2 has an area of 3.73 acres and will include the existing rectory with associated driveway taking access from Route 390. It is noted on the plan that the portion of proposed Lot 2 on the east side of the

proposed access easement is to be used for the sole purpose of an alternate septic system in the event of the existing system malfunctioning. Richard Storm did a resubmission of the plan to address Township Engineer Jon Tresslar's comments from his October 2, 2013 review letter and the Monroe County Planning Commission's comment letter dated October 16, 2013. Discussion was held on the configuration of proposed Lot 2 because it is bifurcated by the access drive to the existing church. The only area suitable for the replacement area for the septic system for the rectory is on the other side of the access road going into the church. Some of the suggestions were considering that is a replacement area that may never be used, that it clearly be shown and described on the drawing and an easement for access and maintenance to the replacement area be obtained. Richard Storm will discuss it further with the Applicant to determine the configuration of the lot lines.

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, 2013 and continues to be tabled.

At this time, Brick Linder excused himself as Chairman because he represents Weiler Brush as their Engineer. Jeff Siglin took over as Vice Chairman.

Sketch Plans:

- a. Weiler Brush plant expansion, Route 390, Linder Engineering – Brick Linder from Linder Engineering was present to discuss the sketch plan for the proposed minor land development of a 1700 square feet addition for offices, cafeteria and employee lounge. Brick discussed several issues that they are having in doing the planning for the project. One of the issues is Wildwood Drive which accesses the property from Route 390 and Sand Spring Road. In researching the records and property deeds, Brick was unable to find out where or how the whole skeleton of roads had been plotted out or developed on paper. The other issue deals with storm water management. Due to the small amount of the area that will be disturbed, Brick does not feel that storm water management will be needed. Township Engineer Jon Tresslar suggested that since the Weiler family owns numerous parcels that may have an interest in the right of way, the best way is to consolidate the parcels or re-subdivide and in the new plan eliminate Wildwood Drive and avoid any possible building setback issues. Brick was going to speak with the property owners to get releases from the driveway and suggest to them to record a drawing and straighten things out with the existing plot plans. It was determined that land development will be required because it is an improvement to a non-residential building.

Planning:

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

As there was no further business or public comment, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

