

Barrett Township Planning Commission
April 3, 2013

A regular meeting of the Barrett Township Planning Commission was held on Wednesday, April 3, 2013 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, Jeff Siglin, Jim Siglin, Charles Fullington, Solicitor Todd Weitzmann, Township Engineer Jon Tresslar, Jeryl Rinehart and the public. Loree Guthrie was absent. There were no public comments on the agenda items.

The minutes of the February 6, 2013 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. It was noted that there was no new business.

Old Business:

- a. Bestway of Pennsylvania, Inc., Warehouse 4, Land Development Plan – It was noted that a letter was received from Ann Wingert from Niclaus Engineering requesting to table the plan because they needed time to complete the infiltration test. Discussion followed. Brick Linder made a motion to table the plan. The motion was seconded by Jeff Siglin and carried. All members voted aye.

Brick Linder excused himself as Chairman to present the Buck Hill Falls Company, Fairway Grille land development plan. Jim Siglin took over as Chairman.

- b. Buck Hill Falls, Fairway Grille Expansion, Land Development – Brick Linder from Linder Engineering was present to discuss the land development plan. The existing Fairway Grill is approximately 4,445 square feet of building area. It includes a dining room and bar, kitchen, restrooms, golf retail shop and gold club area that houses the bag room, locker rooms, foyer and existing patio. Buck Hill Falls Company is proposing a 2,200 square feet building addition expanding the existing dining room, kitchen, handicap restroom and viewing deck. It was noted that the Board of Supervisors granted the request for waivers from the building restrictions within the stream buffer areas from the Stormwater Management Ordinance and Ordinance No. 162 in their October 10, 2012 meeting. Brick addressed Township Engineer Jon Tresslar's review letters from February 6 and April 2, 2013. Discussion followed. Jim Siglin made a motion to recommend granting waivers for Section 602.2.10, 602.2.12, 607.4.4.c, 607.4.5a, 702.6.6, 702.6.7, 702.6.8, 702.8.1, 702.8.2, 702.8.3, 709.4.1 and 709.4.2 from the SALDO. The motion was seconded by Jeff Siglin and carried. All members voted aye. Jim Siglin made a motion to recommend approval of the land development plan subject to Jon Tresslar's comments being addressed from his April 2, 2013 review letter. The motion was seconded by Jeff Siglin and carried. All members voted aye.

At this time, the meeting was turned back over to Brick Linder as Chairman.

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. Michael Walters, Buck Hill Falls, Lot 265, Bittersweet Land and Sumac Path – Terry Martin from Martin and Robbins Surveying was present to discuss the sketch plan for a possible lot joinder or subdivision. Terry explained that the survey shows a large portion of the driveway for the existing dwelling owned by Michael Walters is located on Sumac Path. Mr. Walters asked the Buck Hill Falls Company to purchase Sumac Path which is an unimproved paper street and join it to his existing lot. Discussion followed. Several options were discussed concerning granting access to other property owners if the property is purchased and if a subdivision is required. Terry will discuss the options with Mr. Walters.

Planning:

a. The next workshop will be Wednesday, April 17, 2013 at 5:30 p.m. to discuss the changes to the Zoning Ordinance.

b. Solicitor Todd Weitzmann reported that he spoke with Chris London from the Monroe County Tax Assessment Office concerning a property owned by the Edward and Rosemarie McElroy located on Lower Seese Hill Road. Chris London had contacted the Township on behalf of the McElroys because they wanted to put their property into "Clean and Green." In 2004, the Richard Seese Estate subdivided a four acre parcel that was approved by the Township. In 2006, the McElroys purchased the four acre parcel along with a five acre parcel from the Richard Seese Estate. A surveyor submitted the meets and bounds description and a deed was created and filed with the Assessment Office. The five acre parcel was not approved for subdivision by the Township. Discussion followed. The Planning Commission members recommended that the five acre parcel go through the process of the subdivision/lot joinder requirements of the SALDO.

As there was no further business or public comment, the meeting was adjourned at 6:55 p.m.

Respectfully Submitted,

Terry Reinhart