

# Mt. Pleasant Township Meeting of the Planning Commission

Rev A

8/04/14

The regular meeting of the Mt. Pleasant Township Planning Commission was called to order by Brian Temple at 7:06 PM on August 4, 2014 in the municipal building located at 31 McCarrell Road in the village of Hickory.

Those present at the meeting were members Brian Temple, William Orton, John Bedillion, Cathy Obenour, and David Descutner.

John Bedillion moved to accept the minutes from July 2014. Brian Temple seconded the motion. Motion passed.

## **New Business:**

Jean Ferris Subdivision No.1 – Subdividing 10+ acres for construction of a single family dwelling. David Descutner motioned to accept the subdivision contingent upon changes as documented in July 31, 2014 K2 letter 178-18.C.1.,.19,.20,.32,178-20.B.1.b.,.11, 19.21.. Cathy Obenour seconded the motion. Motioned passed.

Samuel Fulton Subdivision No. 1 – Subdividing 10+ acres for the Mark West Compressor station. Brian Temple motioned that this be tabled until the document has a legal review. Bill Orton seconded. Motion approved.

Tri-State Management Holding Co. Subdivision No 1 – Creating 4 lots on the tract of land around the Post Office, Subway, and two office trailers occupied by Frontier and Mark West. Brian Temple motioned that we reject this subdivision based on the information being incomplete, the pending Dollar General subdivision, and the K2 letter from July 10, 2014. John Bedillion seconded the motion. Motion passed

Hickory DPP IX, LLC Site plan for Dollar General located near the Subway. John Bedillion motioned to approve the site plan contingent upon the completed subdivision of the Tri-State Management Holding Co. Subdivision No. 1 and the completion of all 7 deficiencies as documented by K2 on July 25, 2014. David Descutner seconded the motion. Motion passed.

## **Old Business:**

Discussion of a suggested short version for simple subdivisions. Larry provided a review of our proposal changes by Neva the township solicitor.

- We added that the definition will include the consolidation of 3 lots or less.
- Added that they must adhere to storm water control plan.

Discussion of a suggested change to the R-4 Zoning: Brian Temple motioned to recommend that a public hearing be scheduled to a review of the R4 ordinance change as presented by John Trant with the addition of moving (h) and (t) of the Conditional uses section to the Uses by Right section. John Bedillion seconded the motion. Motion passed.

Brian Temple motioned to hold a special meeting to review the draft of a new Oil and Gas Ordinance at 7:00 PM on August 20<sup>th</sup> at the Pavilion located at the township building. David Descutner seconded the motion. Motion passed.

Discussion of a new timetable for Oil and Gas Ordinance changes. We discussed with John Trant, Range, and the audience proposed changes to the Oil and Gas Ordinance.

Discussion of the revised Comprehensive Plan: No discussion.

Discussion the Conditional Use Hearing on change to CVLD Phase IV to change from duplex carriage homes to single family dwellings and approval to modify setback requirements and lot widths. Hearing is scheduled for August 20. Brian Temple motioned that the conditional use be approved subject to K2 Engineering letter dated July 15, 2014. Bill Orton seconded the motion. Motion passed.

Washington Financial has applied for a building permit for an expansion of the bank building at the intersection of route 50 and route 18.

Larry Chome presented some initial plans for the future use of the food store at the intersection of route 519 and route 50. Attached are K2 Engineering's review.

Cathy Obenour moved to adjourn the meeting. Brian Temple seconded the motion. Motion passed. Meeting adjourned at 10:45 PM.

Respectfully submitted,

David A. Descutner