

Mt. Pleasant Township Meeting of the Planning Commission

9/08/14

The regular meeting of the Mt. Pleasant Township Planning Commission was called to order by Brian Temple at 7:24 PM on September 8, 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, Cathy Obenour, and David Descutner. Also in attendance was Bob Gage of GBT Realty representing Dollar General.

William Orton moved to accept the minutes from August 20th, 2014. Cathy Obenour seconded the motion. Motion passed.

New Business:

Review of Dollar General Subdivision:

- David Descutner motioned to approve the subdivision contingent upon the items from the September 5th K2 Engineering letter covering the Tri-State Management Holding Co. Subdivision Plan Number 2 being completed. William Orton seconded the motion. Motion passed.
- Brian Temple motioned to approve the sewage module for the Dollar General Store. William Orton seconded the motion. Motion passed.
- GBT Realty will move the two parking spots from the west side of the front parking lot that are within 10' of the property line over to the east side of the building and will make 5 parallel parking spots instead of 3. The area for the dumpsters will be moved further to the north to allow for these 5 parallel parking spots. These 5 parallel parking spots will be pulled to the west so that they are not within the 10' property line buffer. Bob Gage stated that Dollar Generals typically doesn't need more than 30 spaces and it is our belief that these 5 parallel spaces will be used only for people to visit the Mt Pleasant Park to the east. Bob Gage also agreed to add two October Glory Maples in the area of the two parking spots that were removed on the west side to continue the planned tree line running north and south on the west side of the building. Brian Temple motioned to recommend to the board of supervisors that they grant a modification to the Subdivision and Land Development, Article III, Design Standards and Required Improvements reference 178-37.F.2 to remove the requirement for interior landscaping of the parking area so that the Land Development Plan can be approved. Cathy Obenour seconded the motion. Motion passed.

Old Business:

Discussion of the revised Comprehensive Plan: No discussion because Carolyn Yagle from Environmental Planning and Design was not in attendance.

Discussion of the Oil and Gas ordinance changes: John Trant was not in attendance.

- William Orton motioned that we recommend to the supervisors that John Trant's re-write of the Oil and Gas ordinance be tabled until the outcome of the current two Pennsylvania Municipal appeals (in Lycoming County: Gorsline-Gatkowski vs Fairfield Township vs Inflection Energy and in Washington County: Lodge-Vance Barrier vs Robinson Township) on oil and gas ordinances are complete. David Descutner seconded the motion. Motion passed.
- The commission discussed the interaction of the changes that may need to be made based on John Trant's review and changes that will most likely be recommended by the Comprehensive Plan. The commission is concerned that money will be wasted by attempting to do both of these processes at the same time.

Discussion:

A copy of the KLH Engineers Act 537 Plan Update Southview Special Study was presented to the commission. The revised plan changed the proposed sewage plant in Southview to a pumping station and allows for the additional coverage of 52 homes along the Pleasant Road and Casey Road. In addition it will reduce the maintenance and operational cost to run the plants.

Larry Chome informed us that PA American Water has applied to add water lines on Baker and Walnut Roads.

William Orton moved to adjourn the meeting. David Descutner seconded the motion. Motion passed. Meeting adjourned at 9:05 PM.

Respectfully submitted,

David A. Descutner