

## CARBON COUNTY PLANNING COMMISSION

January 21, 2020

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, January 21, 2020 at 2:00 p.m. in the Carbon County Emergency Services Building, Emergency Operations Center, 1264 Emergency Lane, Nesquehoning, PA.

The following Board Members were present: Fred Bresswein, Chairman; George Karas, Vice Chairman; Frank Jacobs, Secretary; Bob Miller; Jesse Walck; Timm Berger; and Dwight Eisenhower. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting for informational purposes. The news media was represented.

The following Board Members were absent: Ginny Compton and Dennis Demara. Also absent was David Bodnar, Planning & Development Director.

There being a quorum present Chairman Bresswein called the meeting to order at 2:00 p.m.

### MINUTES:

On motion of Frank Jacobs seconded by George Karas and unanimously passed, the Minutes of the December 17, 2019 regular monthly meeting were approved as mailed.

### SUBDIVISION REVIEW:

The following plans were submitted for review. The official review comments were forwarded accordingly and are attached hereto and made a part hereof.

- 1) **St. Luke's Hospital – Blue Mountain Minor Subdivision** (St. Luke's University Health Network – Owner/Developer) – **Franklin Township – Preliminary/Final** {3,676}

Thomas Serpico P.E. of Pennoni Associates, Inc., Engineer/Surveyor of this subdivision, attended the meeting to aid in the review of the plan submission.

#### RECOMMENDATION:

**Conditional Plan Approval.**

#### MOTION:

J. Walck.

#### SECOND:

G. Karas.

#### VOTE:

Unanimous.

2) **Lake Harmony Property Owners Association Lot Line Revision – Kidder Township – Preliminary/Final {3,673LLR}**

LOT LINE REVISION

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                       B. Miller.

SECOND:                       F. Jacobs.

VOTE:                           Unanimous.

3) **Lake Harmony Property Owners Association Land Development Plan – Kidder Township – Preliminary/Final {3,673ILD}**

The CCPC’s review of the land development plan submission found several areas of non-compliance with the requirements of the Kidder Township Land Development Ordinances that precludes any recommendation for approval of this land development plan at this time as submitted for review. Review comments are being provided by the CCPC to the Kidder Township Planning Commission, Kidder Township Supervisors, Applicant and the Engineer responsible for this project with the provision that all CCPC comments are addressed and/or adequately mitigated before final plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on the Land Development Plan.

4) **Ronald J. & Jeanette M. Smith Lot Line Revision – Kidder Township – Final {3,674}**

RECOMMENDATION:           **Plan Approval.**

MOTION:                       G. Karas.

SECOND:                       F. Jacobs.

VOTE:                           Unanimous.

5) **Edgar & Georgina Getz Minor Subdivision – Lausanne Township – Final {3,675}**

RECOMMENDATION:           **Plan Approval.**

MOTION:                       B. Miller.

SECOND:                       J. Walck.

VOTE:                           Unanimous.

**TECHNCIAL DOCUMENTATION REVIEWS:**

Mr. Meixell explained that, basically, Franklin Township is mirroring Townships such as Towamensing, Lower Towamensing and Mahoning Townships with the proposed updated Ordinances. This is in conjunction with the Carbon County Comprehensive & Greenway Plan, The Middle Carbon County Comprehensive Plan

and the Palmerton Area Comprehensive Plan. He then presented the proposed draft ordinances to the CCPC Board.

1) **FRANKLIN TOWNSHIP: Draft Subdivision & Land Development Ordinance (SALDO)**  
Enacted 10/26/1993, as amended and restated in its entirety

The aforementioned draft Franklin Township Subdivision & Land Development Ordinance (SALDO) was reviewed in accordance with the PA Municipalities Planning Code (PA MPC - Act 247 of 1968 as reenacted and amended). Mr. Meixell's prepared response indicated that the amended/restated Franklin Township SALDO as proposed is consistent with current State and Local regulations. Therefore, Approval/Adoption is recommended. As is customary, his response also pointed out that Sections 505a/b of the PA MPC specifies what procedures must be followed for adoption of the Amended/Restated SALDO. In addition as required, Franklin Township was requested to forward an official signed copy of the Amended/Restated Franklin Township SALDO to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Township was also thanked for providing the CCPC with the opportunity to review and comment on the proposed document. A brief discussion ensued.

2) **FRANKLIN TOWNSHIP: Draft Zoning Ordinance**  
Enacted 01/22/1972, as amended and restated in its entirety

The aforementioned proposed draft of the entire amended/restated Franklin Township Zoning Ordinance and revised Zoning Map was reviewed in accordance with the PA Municipalities Planning Code (PA MPC - Act 247 of 1968 as reenacted and amended). Mr. Meixell's prepared response indicated that the amended/restated Franklin Township Zoning Ordinance and revised Zoning Map as proposed are consistent with current State and Local regulations. Approval/Adoption is recommended with one additional recommendation:

- (1) The Airport Overlay District as described in Article IV Section § 13 D. refers to the Franklin Township Airport Zoning Ordinance 91-6, as amended as applying to the Airport Overlay District. It is believed this zoning document is outdated and should be revised to current Federal, Bureau of Aviation and PADOT Standards.

As is customary, his response also pointed out that Section 609 of the PA MPC specifies what procedures must be followed for adoption of the Amended/Restated Zoning Ordinance and Zoning Map. In addition as required, Franklin Township was requested to forward an official signed copy of the Amended/Restated Franklin Township Zoning Ordinance and Zoning Map to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Township was also thanked for providing the CCPC with the opportunity to review and comment on the proposed document. A brief discussion ensued.

- 3) **PA DEP NPDES Individual Permit** – Planned Land Development – PA Solar Park II, LLC, Nesquehoning Borough, Carbon County {File #3,442}

The County Plan Information section was completed and returned to Lehigh Engineering Associates, Inc. by the deadline as requested.

- 4) **PA DEP NPDES Individual Permit** – PPL Aerial Utility Crossing (Lehigh River) – Siegfried – East Palmerton #1 & #2 138/69 kV Transmission Line Rebuild Project, Washington Township, Lehigh County; East Penn Township, Lower Towamensing Township & Palmerton Borough, Carbon County

Corresponding Land Use Letter with Appendix A was completed for the aforementioned project which indicated that the NPDES Permit Application is consistent with the goals and objectives outlined in the Carbon County Comprehensive & Greenway Plan.

After a brief review and discussion, the aforementioned responses are to be forwarded appropriately.

**NEW BUSINESS:**

- 1) **CCPC APPROVAL: 2020** (including 01/19/2021) **Regular Monthly Meeting Dates, Time & Place.**

After a brief discussion, on motion of Frank Jacobs, seconded by Jesse Walck and unanimously passed, the CCPC's regular monthly meeting dates, time and place are to remain as is – the **Third Tuesday** of each month at **2:00 p.m.** in the **Emergency Operations Center, Carbon County Emergency Services Building, 1264 Emergency Lane, Nesquehoning, PA.** Subsequently, the Recording Secretary was directed to so advertise.

**CORRESPONDENCE:**

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

**ADJOURNMENT:**

There being no further business, on motion of Frank Jacobs, seconded by Bob Miller and unanimously passed, the meeting adjourned at 2:20 p.m.

  
Frank Jacobs, Secretary