

## CARBON COUNTY PLANNING COMMISSION

September 15, 2020

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, September 15, 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; Bob Miller; Timm Berger; Dwight Eisenhower; and Dennis Demara. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting for informational purposes.

The following Board Members were absent: Frank Jacobs, Secretary; Jesse Walck; and Ginny Compton. 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 Dennis Demara, seconded by George Karas and unanimously passed, the Minutes of the August 18, 2020 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) **Lake Harmony Estates – Lot 315, Section A-11 Major Subdivision** (Ledgestone Properties, LLC – Owner/Developer) – Kidder Township (Preliminary/Final) {3,708}

The CCPC's review of this plan submission found several areas of non-compliance with the requirements of the Kidder Township Land Development Ordinances. As submitted for review, the plan precludes any recommendation for approval of subdivision at this time. Review comments are being provided by the CCPC to Kidder Township Planning Commission, Kidder Township Supervisors, Applicant and the Surveyor responsible for this project, with the provision that all CCPC comments must be addressed and/or adequately mitigated before final plan approval.

|                        |  |
|------------------------|--|
| <u>RECOMMENDATION:</u> | <b>Forward the CCPC review comments accordingly.</b> |
| <u>MOTION:</u>         | B. Miller.   |
| <u>SECOND:</u>         | G. Karas.  |
| <u>VOTE:</u>           | Unanimous.   |

- 2) **Scott H. Neeb Minor Subdivision** – Mahoning Township (Final) {3,709}

RECOMMENDATION:           **Conditional Plan Approval.**  
MOTION:                     D. Demara.  
SECOND:                    T. Berger.  
VOTE:                         Unanimous.

**TECHNCIAL DOCUMENTATION REVIEWS:**

- 1) **PA DEP** (Department of Environmental Protection) **SFPM** (Sewage Facilities Planning Module) – Scott H. Neeb Minor Subdivision, Mahoning Township, {File #3,709}

The required Component 4B – County Planning Agency Review was completed.

- 2) **PA DCED** (Department of Community & Economic Development) **MTF** (Multimodal Transportation Fund) **Grant Application Support Letter** – Borough of Lehighon, Creation of safe pedestrian connections and calm motorist traffic along the Waterfront, Sgt. Stanley Hoffman Boulevard Bypass, Lehighon Borough, Carbon County

A response was prepared. indicating that, after a comprehensive planning review was performed, the aforementioned proposed project was found to be consistent with the goals outlined in the Central Carbon County Park, Recreation, Greenway and Open Space Plan, as well as conforming to the goals and objectives of the Carbon County Comprehensive & Greenway Plan. Accordingly, Lehighon Borough is supported in their efforts to create a practical consistency between the Lehighon Borough Upper and Lower Park areas, Lehighon Borough Downtown Business District, and the Waterfront District. The Borough was also thanked for providing the opportunity to review and comment on this proposed project.

- 3) **PA DEP Title V Operating Permit Renewal Application** – ITG Cigars, Inc., McAdoo, PA, Banks Township, Carbon County

A support letter was prepared noting there are no additional comments and, therefore, waive the thirty (30) day comment period.

- 4) **TOWAMENSING TOWNSHIP: Proposed Amendments to Towamensing Township Zoning Ordinance/Map.**

Mr. Meixell then presented the CCPC Board with Towamensing Township’s proposed Zoning Ordinance Amendments. He informed those present that the amendments deal with private and commercial livestock operation, animal shelters, manure storage facilities, regional methane digester systems, as well as projections into front, side and rear yards. The zoning map would be amended by rezoning nine parcels from a Residential District (R) to either a Light Commercial (LC) or a Rural Conservation (RC) District.

After a brief discussion, Mr. Meixell’s prepared comments are to be forwarded appropriately which indicated that the proposed amendments to the Towamensing Township Zoning Ordinance were reviewed in accordance

with the PA Municipalities Planning Code (PA MPC – Act 247 of 1968 as reenacted and amended) and are believed to be consistent with the current land use practices. Therefore, approval/adoption is recommended. 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 Zoning Amendments. As required, Towamensing Township was requested to forward an officially signed and dated copy of the Ordinance Amendments to the Carbon County Office of Planning & Development within 30 days after enactment for record purposes. The Township was also thanked for providing the CCPC with the opportunity to review and comment on the proposed document.

### **NEW BUSINESS:**

1) **NOMINATIONS FOR CARBON COUNTY CONSERVATION DISTRICT:  
Farmer Director.**

The CCPC Board Members were sent a copy of the Carbon County Commissioners' request for Carbon County Conservation District Board of Directors nominations. Because of term expiration, nominees are being requested for a Farmer Director.

After discussion, on motion of Dwight Eisenhower, seconded by Dennis Demara and unanimously passed, Josiah Behrens was recommended for reappointment as a Farmer Director since he is interested in being reappointed. There were no additional nominees and, accordingly, Ms. Reigel was directed to notify the Carbon County Commissioners of the same.

### **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 Bob Miller, seconded by Dwight Eisenhower and unanimously passed, the meeting adjourned at 2:23 p.m.

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/S/ Frank Jacobs  
Frank Jacobs, Secretary