

CARBON COUNTY PLANNING COMMISSION

October 20, 2020

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, October 20, 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; and Dennis Demara. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary.

The following Board Members were absent: Jesse Walck; Ginny Compton; Timm Berger; and Dwight Eisenhower. 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 George Karas, seconded by Bob Miller and unanimously passed, the Minutes of the September 15, 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.

Mr. Meixell informed those present that the first three submissions coincide with each other.

- 1) **McAdoo Industrial Park – New Lot 13 – 17 Lot Line Revision** (Greater Hazleton CAN DO, Inc. – Owner) – Banks Township (Preliminary/Final) {3,711}

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 2) **Little Leaf Farms & Freya Land Company** Minor Subdivision/Lot Line Revision (Freya Land Company/Greater Hazleton CAN DO, Inc. – Owners) – Banks Township (Preliminary/Final) {3,712}

RECOMMENDATION: **Plan Approval.**

MOTION: B. Miller.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 3) **Little Leaf Farms New Agricultural Facility Land Development Plan** (Little Leaf Farms/Greater Hazleton CAN DO, Inc. - Owners) – Banks Township (Preliminary/Final) {3,713}

Mr. Bill C. Letwinsky P.E. of Site Services Group, Engineer for this proposed development; Mr. Tim Cunniff, Co-Founder and EVP Sales of Little Leaf Farms; and Alex MacFarlane, Project Manager of Little Leaf Farms, attended the meeting to give a presentation of the proposed land development and aid in the review thereof. They explained the layout of the proposed greenhouse which will be constructed in two phases, the cost-efficient and environmentally sustainable growing and harvesting processes, as well as packaging and distribution of the lettuce. When both phases of the project are complete, approximately 100 new hundred new jobs will have been created. A brief discussion ensued.

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: F. Jacobs.

SECOND: G. Karas.

VOTE: Unanimous.

- 4) **Wendy’s Restaurant Land Development Plan** (Narendra V. & Dina N. Ambani – Owners/Wen Lehighon Partners, LLC – Developers) – Mahoning Township (Final) {3,643}

RECOMMENDATION: **Final Plan Approval.**

MOTION: D. Demara.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 5) **Lands of Oscar E. Beck Family Trust & Mahoning Township Municipal Authority** Minor Subdivision/Lot Line Revision – Mahoning Township (Final) {3,698}

RECOMMENDATION: **Final Plan Approval.**

MOTION: D. Demara.

SECOND: B. Miller.

VOTE: Unanimous.

- 6) **Rossi Subdivision** – Minor Subdivision (Leonard & Christopher Rossi – Owners/Developers) – Banks Township (Final) {3,710}

RECOMMENDATION: **Plan Approval.**

MOTION: F. Jacobs.

SECOND: G. Karas.

VOTE: Unanimous.

7) **TKL Properties, LLC – Minor Subdivision** – Towamensing Township (Final) {3,714}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: B. Miller.

SECOND: G. Karas.

VOTE: Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS:

1) **TOWAMENSING TOWNSHIP: Proposed Amendment to Zoning Ordinance** (Short-Term Rental & Transient Use).

Mr. Meixell then presented the CCPC Board with Towamensing Township’s proposed Zoning Ordinance Amendment.

After a brief discussion, Mr. Meixell’s prepared comments are to be forwarded appropriately which indicated that the proposed amendment to the Towamensing Township Zoning Ordinance was reviewed in accordance with the PA Municipalities Planning Code (PA MPC – Act 247 of 1968 as reenacted and amended) and is 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 Zoning Amendments. As required, Towamensing Township was requested to forward an officially signed and dated copy of the Ordinance Amendment 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.

2) **PA DEP** (Department of Environmental Protection) **Major Permit Modification Application #400695-A201 – Pathological Waste** – Bio-Haz Solutions, Inc., Nesquehoning Borough {File #3,476}

No response warranted.

3) **PA DEP NPDES** (National Pollutant Discharge Elimination System) **Permit Application** – DCP Properties (Jay Cooperman) – Blue Mountain Plaza, Lower Towamensing Township

Corresponding Land Use Letter with Appendix A was completed for the aforementioned project which indicated that the project is not consistent with the Carbon County Comprehensive & Greenway Plan adopted 11/21/2013 since:

- Natural Resources Background Section of the aforementioned County Plan emphasizes the protection & preservation of important natural features such as wetlands and floodplains;
- A previous submitted & recorded subdivision plan shows this tract located within the 100 Year Flood Boundary of the Aquashicola Creek. In addition, Holly silt loam soils are also located in the proposed land development tract which may pose barriers toward development; and

- Applicant has not submitted a Land Development Plan for review/approval by the Lower Towamensing Township Supervisors, and a review by the CCPC per the Lower Towamensing Township Land Development Ordinances.

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

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.

PLANNING NUTS AND BOLTS: GROWING A STRONGER CARBON COUNTY:

At this point in the meeting Dennis Demara informed those present that, as noted on the one-page flyer given to those present before the meeting, on October 22nd & 29th there is a special two-part webinar series. Session 1 - “Planning 101” and Session 2 - “Municipal Resources and Funding Opportunities” is being held for all those involved in planning and land use decisions, recommendations and enforcement. Information will be shared about making the future of Carbon County “twice green” by providing the economic base that businesses and residents need to thrive, as well as conserving an unparalleled natural environment that attracts visitors and contributes to the health and quality of life for residents. A brief discussion ensued.

ADJOURNMENT:

There being no further business, on motion of Frank Jacobs, seconded by George Karas and unanimously passed, the meeting adjourned at 2:56 p.m.

/S/ Frank Jacobs
Frank Jacobs, Secretary