

CARBON COUNTY PLANNING COMMISSION

November 17, 2020

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, November 17, 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; and Dwight Eisenhower. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary.

The following Board Members were absent: Ginny Compton; Timm Berger; 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 October 20, 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) **Dollar General – Albrightsville PA Minor Subdivision** (James L. & Wendy I. Treichler – Owners) – Penn Forest Township (Preliminary/Final) {3,715}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: B. Miller.

SECOND: G. Karas.

VOTE: Unanimous.

- 2) **Dollar General – Albrightsville PA Land Development Plan** (Albrightsville DG, LLC – Owners/Developers) – Penn Forest Township (Preliminary/Final) {3,716}

The CCPC's review of this plan submission found several areas of non-compliance with the requirements of the Penn Forest Township Land Development Ordinances. As submitted for review, the plan precludes any recommendation for approval of this land development plan at this time. CCPC Review comments

are being provided for discussion to Penn Forest Township and the Surveyor/Engineer responsible for this project with the provision that all CCPC comments must be addressed and/or adequately mitigated before plan approval.

RECOMMENDATION: **Forward the CCPC review comments accordingly.**

MOTION: D. Eisenhower.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 3) **Robertshaw Minor Subdivision** (Raymond B. (deceased) & Betty L. Robertshaw – Owners/Kristy Arndt – Developer) – Summit Hill Borough (Preliminary/Final) {3,717}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: J. Walck.

SECOND: D. Eisenhower.

VOTE: Unanimous.

- 4) **251/253 North Second Street Minor Subdivision** (Thomas E. Silvonek – Owner) – Lehighton Borough (Final) {3,718}

RECOMMENDATION: **Plan Approval.**

MOTION: B. Miller.

SECOND: F. Jacobs.

VOTE: Unanimous.

- 5) **Indian Mtn. Lakes Civic Association – 534 Bus Stop – Recreation Area Land Development Plan** – Penn Forest Township (Preliminary/Final) {3,719}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: F. Jacobs.

SECOND: G. Karas.

VOTE: Unanimous.

- 6) **Geoffrey S. Mosebach – Holiday Poconos – Section A/C Lot Line Revision** (Geoffrey S. Mosebach – Owner) – Kidder Township (Final) {3,720}

RECOMMENDATION: **Plan Approval.**

MOTION: G. Karas.

SECOND: B. Miller.

VOTE: Unanimous.

- 7) **Donadi Lot Line Revision** (Jeffrey & Jennifer S. Donadi – Owners) – Packer Township (Final) {3,721}

RECOMMENDATION: **Plan Approval.**

MOTION: G. Karas.

SECOND: F. Jacobs.

VOTE: Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS:

- 1) **PA DEP** (Department of Environmental Protection) **NPDES** (National Pollutant Discharge Elimination System) **Permit Application** – Valor Clinic Foundation Retreat, Mark Bayliss – President, Meckes Lane, Lake Harmony, Kidder Township

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive & Greenway Plan but noted that, to date, no land development plans have submitted for review/approval.

- 2) **PA DEP SFPM** (Sewage Facilities Planning Module) – Donadi Lot Line Revision (Jeffrey & Jennifer S. Donadi – Owners) – Packer Township {#3,721}

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

- 3) **PA DCED** (Department of Community & Economic Development) **LSA** (Local Share Account) **Grant Support Letter** – Nesquehoning Borough – Needed Equipment for Nesquehoning Police Department

Response was prepared conveying support of the grant application and noting that the proposed project is consistent with the goals and objectives of the Carbon County Comprehensive & Greenway Plan.

- 4) **PA DEP NPDES Permit Application** – Little Leaf Farms – New Agricultural Facility, Banks Township {#3,713}

“County Notification of Planned Land Development for Chapter 102 Permits” form completed.

- 5) **PA DEP Joint Permit Application** – Weatherly Multi-Use Trail Phase 1 Construction, Weatherly Borough

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive & Greenway Plan.

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.

ADJOURNMENT:

There being no further business, on motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, the meeting adjourned at 2:25 p.m.

/S/ Frank Jacobs
Frank Jacobs, Secretary