

## CARBON COUNTY PLANNING COMMISSION

March 16, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, January 19, 2021 at 2:00 p.m. virtually due to COVID-19 restrictions.

The following Board Members were present: Fred Bresswein, Chairman; George Karas, Vice Chairman; Bob Miller; Ginny Compton; Dwight Eisenhower; and Dennis Demara. Also in attendance were: David Bodnar, Planning & Development Director. Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting as well.

The following Board Members were absent: Frank Jacobs, Secretary; Jesse Walck; and Timm Berger. 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 Bob Miller and unanimously passed, the Minutes of the February 16, 2021 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) **S.R. 940 Warehouse Land Development Plan/Lot Consolidation Plan** (Richard Henry Construction, Inc. – Owner/Developer) – Kidder Township (Preliminary) {3,732}

Chris Arnold, MLE, PE; and Laura Eberly, P.E. of Pennoni, Engineer for the proposed land development, joined the meeting to aid in the review of this plan submission.

The CCPC's review of this plan submission found several areas of non-compliance with the requirements of the Kidder Township Land Development and Zoning Ordinances that precludes any recommendation for preliminary approval of this land development 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 adequately mitigated before final plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Land Development Plan.

Laura Eberly offered that there have been further conversations with the Kidder Township Fire Chief regarding the emergency access. It is being relocated between storm water management area C and the parking lot

to the left of that basin. Therefore, there will be additional separation between the emergency access and the primary driveway. It will be shown on the final plan submission.

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

MOTION:                   G. Karas.  
SECOND:                   B. Miller.  
VOTE:                       Unanimous.

- 2) **St. Luke’s Hospital – Blue Mountain ED Expansion Land Development Plan** (St. Luke’s University Health Network – Owner/Developer) – Franklin Township (Preliminary/Final) {3,734}

Thomas Serpico, PE ENV SP of Pennoni, Engineer for the proposed land development, and John Sylvia, Network Vice President of Planning & Business Development from St. Luke’s Hospital joined the meeting to aid in the review of this plan submission.

RECOMMENDATION:           **Plan Approval.**

MOTION:                   D. Demara.  
SECOND:                   G. Compton.  
VOTE:                       Unanimous.

- 3) **Kirk F. & Stacy J. Schwartz Minor Subdivision** – Penn Forest Township (Preliminary/Final) {3,730}

RECOMMENDATION:           **Conditional Plan Rejection.**

MOTION:                   G. Karas.  
SECOND:                   B. Miller.  
VOTE:                       Unanimous.

- 4) **David J. & Rose Marie Hauser No. 2 Minor Subdivision** – East Penn Township (Final) {3,731}

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                   G. Compton.  
SECOND:                   G. Karas.  
VOTE:                       Unanimous.

- 5) **Mary Smith, Tashya Lloyd and Gary G. Yerger Minor Subdivision/Lot Line Revision/DeFacto Plan** – Lower Towamensing Township (Final) {3,733}

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                   B. Miller.  
SECOND:                   D. Demara.  
VOTE:                       Unanimous.

- 6) **Estate of Marion D. Bayer Lot Consolidation Plan** (Stephen J. Bayer – Administrator) – Lehighon Borough (Final) {3,735}

RECOMMENDATION:           **Plan Approval.**

MOTION:                       G. Karas.

SECOND:                       G. Compton.

VOTE:                           Unanimous.

**TECHNCIAL DOCUMENTATION REVIEWS:**

- 1) **PA DEP** (Department of Environmental Protection) **SFPM** (Sewage Facilities Planning Module) – Ledgestone Properties, LLC Major Subdivision (Jim Millspaugh – Owner/Developer) – Kidder Township {3,708}

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

- 2) **PA DEP SFPM** – Subdivision of Lands of TKL Properties, LLC Minor Subdivision – Towamensing Township {3,714}

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

- 3) **DCED** (Department of Community & Economic Development) **PA Small Water & Sewer Grant Program Application** – Hazleton City Authority – Water department (HCA) Pressure Regulating Valve (PRV) Automation Project, Village of Buck Mountain – Weatherly and Village of Junedale – Lausanne Township, Carbon County

Response prepared conveying support of the aforementioned Project and indicating that it is consistent with the goals and objectives of the Carbon County Comprehensive & Greenway Plan, local land use practices, and land development ordinances that impact this Project in Carbon County. A corresponding Land Use Letter was also prepared for this project.

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 Bob Miller, seconded by Dennis Demara and unanimously passed, the meeting adjourned at 2:36 p.m.

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/S/ Frank Jacobs  
Frank Jacobs, Secretary