

CARBON COUNTY PLANNING COMMISSION

June 15, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, June 15, 2021 at 2:00 p.m. in the Jim Thorpe Area School District Administration Office Building, 410 Center Avenue, Jim Thorpe, PA.

The following Board Members were present: Fred Bresswein, Chairman; Frank Jacobs, Secretary; Bob Miller; Timm Berger; 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: George Karas, Vice Chairman; Jesse Walck; and Ginny Compton.

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

ANNUAL REORGANIZATION: Election of Officers.

At this point in the meeting the chair was temporarily turned over to Mr. Meixell so election of CCPC officers could take place. Frank Jacobs made a motion to retain the current Officers until May 2022. The motion was seconded by Timm Berger and unanimously passed. The Officers are as follows:

Fred Bresswein	-	Chairman
George Karas	-	Vice chairman
Frank Jacobs	-	Secretary

Subsequently, the Secretary was directed to cast a single ballot for same.

The Chair was then returned to Chairman Bresswein and the meeting continued.

MINUTES:

On motion of Dwight Eisenhower, seconded by Frank Jacobs and unanimously passed, the Minutes of the May 18, 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) **Drue E. & Jan E. Haydt Minor Subdivision** – Mahoning Township (Preliminary/Final) {3,751}

RECOMMENDATION: **Conditional Plan Rejection.**

MOTION: F. Jacobs.
SECOND: B. Miller
VOTE: Unanimous.

- 2) **Peter T. & Veronica F. Wilczek Minor Subdivision** – Lehigh Township (Preliminary/Final) {3,752}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: D. Demara.
SECOND: D. Eisenhower.
VOTE: Unanimous.

- 3) **Valor Clinic Retreat Land Development Plan (Valor Clinic Foundation – Owner/Developer)** – Kidder Township (Preliminary/Final) {3,753}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: F. Jacobs.
SECOND: B. Miller.
VOTE: Unanimous.

- 4) **Mary Ann Kruslicky Lot Line Revision (Mary Ann Kruslicky – Owner/William H. Gibson – Agent)** – Summit Hill Borough (Preliminary/Final) {3,754}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: D. Demara.
SECOND: T. Berger.
VOTE: Unanimous.

- 5) **Hazleton Beltway Center Lot Line Revision (Pagnotti Enterprises – Owner/Bluecup Ventures Hazleton – Developer)** – Banks Township (Preliminary/Final) {3,755}

Mr. Meixell informed those present that the purpose of this subdivision/lot consolidation plan is to clean up all of the previous mining parcels and construct two industrial warehouse buildings, site improvements and roadway improvements. The majority of the land is located in Luzerne and Schuylkill Counties with only a small portion located in Banks Township, Carbon County. Even after several discussions with the Engineer, it is very hard to determine what exactly is being proposed by the submitted

plans. To prevent future problems and accomplish the desired intent, further investigation is warranted. A brief discussion ensued.

<u>RECOMMENDATION:</u>	Table.
<u>MOTION:</u>	F. Jacobs.
<u>SECOND:</u>	B. Miller.
<u>VOTE:</u>	Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS:

- 1) **EAST SIDE BOROUGH:** Proposed Amendments to East Side Borough Zoning Ordinance – Short-Term Rentals

The proposed Zoning Amendments concerning Short-Term Rentals were 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 Amendments as proposed are consistent with current land use practices and, 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 Ordinance Amendments. In addition as required, East Side Borough was requested to forward an official signed copy of the amended Zoning Ordinance to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Borough was also thanked for providing the CCPC with the opportunity to review and comment on the proposed documents.

On motion by Dennis Demara, seconded by Tim Berger and unanimously passed Mr. Meixell’s prepared response recommending approval/adoption of the proposed amendments to the East Side Borough Zoning Ordinance (Short-Term Rental) is to be forwarded appropriately.

- 2) **PA DEP (Department of Environmental Protection) Intergovernmental Review – May 2021:**
 - Nonpoint Source Implementation – \$4,978,200.00
 - CY 2022 and CY2023 Water Quality Management Planning – \$1,272,000.00
 - 2021 Water Pollution Control 106 Monitoring Initiative – \$ 188,305.00

Response conveying support of the aforementioned grant applications for consideration & funding by the U.S. Environmental Protection Agency was prepared.

- 3) **PA DEP SFPM (Sewage Facilities Planning Module) – Kirk F. & Stacy J. Schwartz Minor Subdivision – Penn Forest Township {3,730}**

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

- 4) **PA DEP NPDES** (National Pollutant Discharge Elimination System) **Permit Application** – S.R. 940 Warehouse (Richard Henry & Sons Construction, Inc.), Kidder Township, Carbon County {3,732}

The “County Notification of Planned Land Development for Chapter 102 Permits” was completed and returned to Keystone Engineering, Inc. in the required time frame.

- 5) **Panther Creek Energy Facility – OPRA** (Open Public Records Act) **Request: Carbon County**
 - Panther Creek Energy Facility, Power Plant Operations, 4 Dennison Road, Nesquehoning, PA (the “Power Plant” or the “Facility”);
 - Panther Creek Energy Facility, Tunnel Pump Station, Nesquehoning, PA (the “Tunnel Pump Station”);
 - Panther Creek Energy Facility, Booster Pump Station, Nesquehoning, PA (the “Booster Pump Station”);
 - Panther Creek Energy Facility, Fuel Processing & Bank C Site, 4 Dennison Road, Nesquehoning, PA the “Fuel Processing/Bank C Site)

Mr. Meixell explained that ERM (Environmental Resources Management) located in New Jersey is conducting a Phase I Environmental Site Assessment of the Panther Creek Energy Facility in Nesquehoning & Hamburg, PA. Consequently they are requesting any files related to potential environmental impacts for the aforementioned properties. It was recommended ERM contact DEP Pottsville District Mining Office in Pottsville, PA. A brief discussion ensued.

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.

VISITORS:

At this point in the meeting Jake Arner and Joe Irwin of Off Trail Outdoors presented a “Zoning Site Plan” to the CCPC Board. They were seeking the CCPC Board’s review and approval of the plan. During the ensuing discussion they were informed that the proper procedure for review of a plan was to submit eight copies of the plan along with the CCPC’s application and review fee. The deadline for review of plan submissions is the Wednesday before the scheduled meeting. Since this was presented at the meeting there was nothing that could be done at this time. The July 2021 meeting is scheduled for the 20th and plans, application and review fee should be submitted by or before Wednesday, July 14, 2021.

ADJOURNMENT:

There being no further business, on motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, the meeting adjourned at 2:45 p.m.

/S/ Frank Jacobs
Frank Jacobs, Secretary