

## PLANNING COMMISSION MINUTES

**December 4, 2017 7:00PM**

CALL TO ORDER: The Pledge of Allegiance was said and the meeting was called to order by Dean Roney at 7:00PM. Members present were: Dean Roney, Mary Miller, Adam Reese, Sandy Anderson, Bill Bailey, Frank Sabol and Brian Barthelson. We have a quorum. Also in attendance: Becky Hosack, Township Secretary/Zoning Administrator, Jeff Buie, Lori Buie, Paul Pangratz, Bill Felege and Lindy Platz (arrived around 7:20).

### APPROVAL OF MINUTES:

Mary Miller made a motion to approve the minutes of the November 6, 2017 meeting. Frank Sabol seconded the motion. Brian Barthelson abstained from voting. All others voted in favor. Motion carried.

### CORRESPONDENCE:

The monthly zoning report was reviewed for November.

### OLD BUSINESS:

Adam Reese made a motion to approve a minor subdivision for Jeffrey and Lori Buie. 3 lots, Erie County Index #24-08-63-20, zoned R-3. Lot 1 = 1 acre with an existing mobile home, Lot 2 = 1 acre with an existing mobile home and lot 3 = 6.252 acres. Mary Miller seconded the motion. All voting in favor. Motion carried.

### NEW BUSINESS:

The meeting dates were set for 2018. 1/8/2018, 2/5/2018, 3/5/2018, 4/2/2018, 5/7/2018, 6/4/2018, 7/2/2018, 8/6/2018, 9/10/2018, 10/01/2018, 11/5/2018, 12/3/2018. Mary Miller made a motion to approve the dates, Dean Roney seconded. All voting in favor. Motion carried. It was agreed that the organizational meeting on 1/8/17 will be at 7pm with the regular meeting immediately following.

### OTHER:

Becky Hosack let the Planners know about the upcoming Conditional Uses for Terry Suscheck for a fluid film business and Lisa Noble for a bait and tackle shop. The Supervisors stated that the fluid film business was all non-toxic.

There was lengthy discussion on the ITC project and the agreement the Township made with them to receive \$1,000,000 paid in 3 payments for the reconstruction of the roads.

Supervisor Felege spoke about using CDBG funds for redoing the Township's Comprehensive Plan.

Supervisor Pangratz asked about the signs on the Mercyhurst land on Ridge Road that is for sale. One sign stated 2- 2.7 acre parcels for sale. No one knew what that could be since it was all one large parcel.

Supervisor Felege stated he and Roadmaster Ray Branthoover would be attending a meeting regarding the South Creek Road bridge over Halls Run that is going to be replaced by PennDOT.

Supervisors Felege and Pangratz asked about Jack Clark's large storage buildings and whether he met the stormwater ordinance as he is well over the 5,000 sq.ft limit. Becky Hosack will address.

Supervisor Felege asked Becky Hosack if she investigated the building going on on Gudgeonville Road. She indicated she drove out there and determined it was Mr. Lippert's property and she will be addressing whether he has built without permits.

Jack Clark was brought up with regards to the sewer connection. It was stated that he still needs to sign a developer's agreement. Lindy Platz, Treasurer, wanted to know if he was going to pay the \$9000 bill for the televising.

Supervisor Felege stated that John Puline with Uncle John's Campground was another issue with DEP as well.

Dean Roney questioned whether Becky had received a phone call from a resident complaining about John Puline's property on North Creek that has campers on it. Becky and Supervisor Felege explained that after looking at what is there, there was nothing the Township was going to do about it as there are many properties that have camper trailers on their properties. Becky noted that she asked to have the issue put on the agenda for the upcoming ECZCEOA meeting to see how other municipalities handle those.

Adam Reese thanked Sandy Anderson for her service as a Supervisor for the Township. Sandy said she will still be on the Planning Commission and do all the fund raisers for LECP such as the music series, car show etc. She noted that when there is another opening she could always run again if she wanted. Supervisor Pangratz is ending in 2 years and Supervisor Felege in 4 years. Both indicated they would be done at those times. Mary Miller asked if it was required to have a Supervisor on the Planning Commission. It is not, but it is allowable to have one Supervisor on the Commission.

Sandy spoke about the nice article that was written about her in the West County News Journal and how she appreciated it.

ADJOURNMENT:

Sandy Anderson made a motion to adjourn the meeting. Dean Roney seconded the motion. All voting in favor. The meeting adjourned at 7:46pm.

Respectfully,

Sandy Anderson