

Rice Township Planning Commission

Annual Report dated 2/12/2018

For the Calendar Year 2017

The Rice Township Planning Commission typically meets on the 4th Wednesday of the month at 7:00 PM at the Township Building, 3000 Church Road, Mountaintop. November and December meeting dates are moved to avoid conflicts with Thanksgiving and Christmas. The Commission does not meet if there is no agenda item to consider.

During 2017, the Commission met 6 times, with the following outcomes:

January - Ray Fedor was elected to the position of Chair; Ann Kijek was elected to the position of Vice-Chair. The Commission received and discussed a presentation by Presidential Lands regarding Phase 3 of Woodberry Manor in which they requested that Part B be approved in sections. Township Engineer Andrew Pasonick reviewed maps and requested accurate maps which revealed the smaller sections to provide clarity for the Commission and allow him to calculate accurate financial security for the proposal.

February - Reviewed the proposal by Presidential Lands for Phase 3, Section B, Part 1 of Woodberry Manor for approval. The Commission, upon duly presented and seconded motion, approved the section as presented, conditioned upon receipt of the Engineer's financial security requirement, to recommend approval by the Board of Supervisors as so conditioned.

April - received and reviewed sketch plans from Bruce Fine related to a proposed 13-unit cul-de-sac development at the end of Burma Road, contiguous to and south of the Village at Mountain Top. A number of legal issues were discussed, as well as ingress/egress issues. Fine will return to the Commission after he has worked on the issues discussed.

July - received and reviewed at an informational meeting plans relating to a proposed Planned Residential Development (PRD) known as the Woodberry Manor PRD, as presented by Presidential Land.

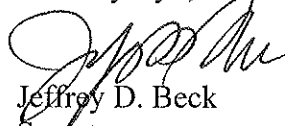
August - received and reviewed letter from the Department of Environmental Protection that confirmed that the Township did not need to revise the 537 Plan as a result of the sewer line which will service the Coleman property. Solicitor Dean informed the Commission that the Zoning Ordinance contained internal conflicts regarding PRDs and required a curative amendment to allow consideration of the Woodberry Manor PRD to go forward.

September - received and reviewed the Solicitor's office draft of the proposed curative amendment to remove the PRD conflict. After a motion duly made and seconded, the

Commission passed the recommendation to the Board of Supervisors to adopt the curative amendment.

There was no further business to come before the Commission in 2017.

Respectfully submitted on behalf of Chair Ray Fedor, Vice-Chair Ann Kijek, Thomas Romanyshyn, Robert Smith and Paul Ward, Commissioners:

A handwritten signature in black ink, appearing to read 'Jeffrey D. Beck', written over a circular stamp or mark.

Jeffrey D. Beck
Secretary