

**RICE TOWNSHIP PLANNING COMMISSION
RICE TOWNSHIP MUNICIPAL BUILDING
3000 CHUCH ROAD
MOUNTAIN TOP, PA 18707**

**MINUTES
January 22, 2020**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, January 22, 2020 at the Rice Township Municipal Building, 3000 Church Road, Mountaintop. Copies of the Agenda and Minutes of the previous meeting were available to the public. Chairman Rick Arnold called the meeting to order at 7:02 p.m. following the reorganization meeting. It is announced that the meeting was recorded for preparing the minutes. Interior cameras were also recording the video.

ROLL CALL:
Richard Arnold - here
Mark Manosky - here
Tom Romanyshyn - here
Bob Smith - here
Paul Ward - here

Also in attendance are: Please see the sign in sheet

PUBLIC COMMENT: Arnold called for public comment but there was none.

Motion by Romanyshyn; seconded by Manosky to accept the minutes of the regular meeting held on December 18, 2019.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith - yes Ward - yes
Motion Carried.

New Business:

Arnold called for consideration of the application for lot consolidation for 3 Reese parcels on Ralph Street. William Heller, Surveyor, presented the plans to remove lot lines between the 3 properties, with no intent for development, in order to reduce the tax burden. After review of the plans, Arnold called for a:

Motion by Manosky; seconded by Smith to recommend that the Board of Supervisors approve the application for the Reese lot consolidation on Ralph Street as presented.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith - yes Ward - yes
Motion Carried

Arnold then called for the consideration of the application of a subdivision contingent on all approvals and agreement of sale of Coleman property for a Dollar General store. Justin Ross from Livic Civil reviewed the previous application, conditional use and zoning variance application which

was denied. He noted that the revised plans now include 46 parking spaces to meet code. The new stormwater management system now incorporates a spray irrigation system as required by DEP and the septic system incorporates a cocoa filter system also required by DEP. The vertical profile is lower than a sand mound. Ross submitted a Post-Construction Stormwater Management Narrative and an Environmental Impact Study in support of the application. Ross added that DEP may have additional comments to be addressed. Arnold asked Heller to comment on the septic system. Heller replied that the system works and the filter needs to be replaced every 10 years. Ross stated that they had received County engineer comments and are awaiting Township Engineer comments. Ross pointed out that the Ordinance calls for a maximum 4 to 1 slope for retention basins. Their plans call for a 3 to 1 slope and would consider installing a 4' chain link fence around that basins if that is acceptable. Ross also noted that the off street loading zone would block some of the parking spaces but those could be employee spaces since they must be at the store to unload the truck. He asked if this would be acceptable. Monosky inquired about the access from the parking lot to David Coleman's property. Ross responded that this is still part of PennDOT's review. In response to Arnold's question, Coleman responded that he would comply with any PennDOT decision. Ross also gave the updated application with David Coleman's signature.

Motion by Arnold; seconded by Romanyshyn to accept the application for review.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith - yes Ward - yes
Motion Carried.

Arnold, recognizing Surveyor Emmet Burke, called for comment. Burke and Gallagher asked for a 30-day extension on the extension to expire on February 6, 2020 for the Gallagher subdivision application. The requestors noted that two possible options to vehicular access exist and one of which should be in place by the next Planning Commission meeting.

Motion by Smith, second by Ward to grant an extension for 30 days to March 6th, 2020.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith - yes Ward - yes
Motion Carried.

PUBLIC COMMENT: None

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, February 26th at 7:00 p.m.

MOTION by Arnold, second by Romanyshyn, to adjourn at 7:21 P.M..

All were in favor.

Respectfully submitted:


Jeffrey D. Beck
Secretary