

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

**MINUTES
February 26, 2020**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, February 26, 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 7:00 p.m. and called for the Pledge of Allegiance. It was 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 - absent
Bob Smith - here
Paul Ward - absent

Also in attendance are:

PUBLIC COMMENT:

MOTION by Smith; seconded by Manosky, to accept the minutes of the regular meeting held on January 22, 2020.

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

Old Business:

Consider proposed solution for proposed Gallagher subdivision, Emmet Burke, Surveyor. Burke explained the 50 foot wide by 75 feet long extension of Lot 3 into Wright Township at the dirt private road as the access to the property. Burke explained that the note on the map shows that it is not for development and that Wright Township Planning Commission appeared to accept the change. Dean stated that the proposed deeds must reflect the easement for the private road. Pasonick insisted that the reference to Jennifer's Way be removed since that has not been approved yet. Dean also noted Pasonick also wondered if Wright Township would allow a cul-de-sac on a 900 foot road. The Planning Commission recommended that Burke/Gallagher request a further extension to April 8 to accommodate the time to make all the changes.

MOTION by ; seconded by to recommend approval of the request to extend the review period for the Gallagher subdivision to April 8.

Roll Call. Arnold - yes Manosky - yes Romanyshyn - Smith - yes Ward -

Motion Carried.

New Business

Emmet Burke, Surveyor, presented a proposed subdivision by Karpinski at the end of Heslop Road to be purchased by Kemmerer. Dean noted that Heslop and the continuing dirt road was a Township Road. Pasonick requested that the plot plan show the paved road.

Consider accepting proposed Karpinski subdivision for review as presented by Emmet Burke, Surveyor.

Motion by Arnold; seconded by Smith to accept the Karpinski subdivision application for review.

Roll Call. Arnold - yes Manosky - yes Romanyshyn - Smith - yes Ward -

Motion Carried.

Discussion regarding inquiry from Realtor Hourigan regarding changing zoning district from C-1 to A-1 for parcel #53M800A11N000 owned by LBC Realty LLC. bounded by contiguous residential properties along Prospect Road to the south, Interstate 81 to the west, and by contiguous residential properties along Blytheburne Road to the east and north. Prospective buyers Dave & Carol Chiverella to attend.

Realty presented the issue that the Chiverella's (not in attendance) wanted to have a small farm on the property in question. After discussion and review of the Zoning Ordinance, copies of the relevant pages from the ordinance were given to Hourigan to take to the prospective buyers to help clarify their intent.

PUBLIC COMMENT: The Brays complained that LIVIC Civil and their subcontractors dug test pits on their property and have property flags on their property. They complained that the plot plan as drawn inaccurately portrayed their property. Pasonick noted that one of his comments was for LIVIC to produce a plan signed and sealed by a surveyor. Dean suggested that they attend the Conditional Use Hearing on Tuesday. Manosky asked if the ground perked. Maculaitus noted that the test pits were on the Bray's property. Pasonick noted that the septic system has to be a minimum of 100' from wells. Beck also noted that the review period will effectively end at the March Planning Commission meeting and that LIVIC should request an extension.


ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, March 25th at 7:00 p.m for reorganization followed by a regular meeting.

MOTION by Arnold, second by Smith, to adjourn at 7:50 P.M.

All were in favor.

Respectfully submitted:



Jeffrey D. Beck
Secretary