

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

**MINUTES
February 28, 2018**

The regular monthly meeting of the Rice Township Planning Commission is held on Wednesday, February 28, 2018.

ROLL CALL: **Richard Arnold - present after the meeting commenced**
 Ray Fedor- present
 Tom Romanyshyn - present
 Bob Smith - present
 Paul Ward - present
 Bernard Wasiakowski(alternate) - absent

Also in attendance are: refer to sign in sheet attached.

Chairman, Ray Fedor, calls the meeting to order at 7:00 p.m. Solicitor Dean noted that the meeting was being recorded for the purpose of writing minutes.

Motion by Bob Smith, seconded by Tom Romanyshyn to accept minutes of last meeting (January 24, 2018):

All in favor?

MOTION CARRIED.

Motion by Fedor; seconded by Romanyshyn to present the 2017 Report to the Board of Supervisors.

All in favor?

MOTION CARRIED.

NEW BUSINESS:

To review the tentative plan for Woodberry Manor Planned Residential Development.

Solicitor Dean reviewed the process. In A-1 and C-1 districts a PRD is permissible. It is a tradeoff of more open space for reduced lot size. He noted that April 2nd will be the public hearing before the Board of Supervisors(corrected to April 3rd) and the recommendation by the Planning Commission, if so desired, to the BOS at the April 2nd meeting following the public hearing(corrected to April 3rd).

Dean then turned it over to Mark McNealis who represents Presidential Lands. He also reviewed the process, and noted that Planned Residential Developments are not that common. In order to get a tentative approval, only sketch plans are required. After getting such approval, then the next step

gets into the details. Dean added that these developments are accomplished in phases. As such, all the phases need to be shown. Phases can change over time, and the plan can be conditioned on acceptable phasing.

Tim Connolly presented an overview of the plans. The proposed Woodberry Manor Planned Residential Development encompasses a total of 520 acres which falls within a C-1 and an A-1 zoning district. Under Article 17 of our zoning ordinance, removing 92 acres of wetland, 10 acres of PPL right-of-way, 117 acres of steep slope ground and adjusting for the districts and ordinance calculations, 215 units are permissible, and 205 units are in the proposed plan. A total of approximately 20,700 feet of roadway will be installed. A total of 66 acres of common open space will exist, 6 acres more than required. The green space generally serves as a buffer between the wetlands and residential lots. It is expected that the green space will be turned over to a homeowner's association and the Township would have no maintenance responsibilities unless roads are accepted for dedication. In response to Richard Arnold's question, the developer will maintain the green open space until such time as a homeowner's association is formed and the responsibility will pass to it.

Dean clarified that the application for tentative approval requires that all phases of the project be shown. It is understood that such phasing can change since it is reviewed with the Planning Commission yearly. Mark McNealis noted that the Planning Commission could condition their tentative approval upon receipt of the phase plan. The County Planning Commission letter included two comments. First, the letter recommended that the developer meet with the appropriate Fire Company to ensure that they could provide sufficient coverage. Our SALDO requires it, and the installation of the water lines will include fire hydrants. The second recommendation is that the Township require bonding on the project, which already occurs as a matter of course. The proposed plan meets all cul-de-sac requirements.

Dean also clarified, through questions, that the two corporate owners are making a joint application for the project, that the Mountaintop Area Joint Sewer Authority will provide sewer service and that PennAmerican Water will provide domestic water service. He also noted that there are no anticipated variances required to our Ordinance.

During discussion, Dean noted that four proposed properties contiguous to Heslop road are served by well and septic systems. As such, they cannot be part of the PRD according to our Ordinance. Discussion concerning Heslop road resulted in Matt McGowan's response that they will need an NPDES permit, and that they are currently working with DEP and the Conservation District on the required submissions for the permit.

Andy Pasonick will review the updated plans and send any issues to Tim Connelly.

Given the need to change the plans, any recommendation by the Planning Commission will wait until the March meeting. Dean reiterated that the Supervisors are the deciding party, and do not have to follow the recommendation, if any is given. The same is true with the annual review. Any change at the annual review must be approved by the Supervisors. No approval is needed if the annual review results in no changes to the plan.

The meeting concluded with the following action items: Pasonick will check Connelly's numbers upon resubmission; the proposal as modified including the phases will be presented to the Planning Commission at the March 28th meeting; a recommendation, if any, will be made to the Board of Supervisors at their April 3rd meeting; the Township will reimburse the developer the amount of \$75.00 times the number of units that are withdrawn from the PRD.

ADJOURNMENT:


The next meeting of the Planning Commission is Wednesday, March 28th, at 7:00 p.m.

MOTION by Paul Ward, second by Tom Romanyshyn, to adjourn at 7:40 P.M.

All in favor?

MOTION CARRIED.

Respectfully submitted:


Jeffrey D. Beck
Secretary