

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

**MINUTES
April 26, 2017**

The regular monthly meeting of the Rice Township Planning Commission was held on April 26, 2017.

ROLL CALL:
Tom Romanyshyn - here
Ann Kijek - here
Paul Ward - absent
Ray Fedor - here
Bob Smith - here

Also in attendance were: Megan Carey from the Solicitor's office, Bruce Fine, Dennis Kijek and Marcia Thomas.

Chairman Ray Fedor, called meeting to order at 7:00 p.m.

MOTION TO ACCEPT MINUTES OF LAST MEETING (February 22nd, 2017):

Motion by Ann Kijek; seconded by Tom Romanyshyn

All in favor?

MOTION CARRIED.

NEW BUSINESS:

Fedor asked Bruce Fine to present his material for discussion regarding possible development off of Burma Road. Fine produced sketch plans and map of a parcel south of and contiguous to The Village of Mountain Top, contiguous to a "paper" road extension of Burma Road. The parcel is 13 acres. The standard lot size would be 100'x200' and there is a 150' buffer zone to the Big Wapwallopen Creek. His immediate question centered around whether he could extend Burma Road. Romanyshyn confirmed with Fine that the cul-de-sac was big enough to handle fire trucks and school buses. Fedor confirmed with Fine that there would be sufficient off-street parking. Fedor and Thomas questioned the options for a secondary access since the proposal was for a cul-de-sac. Thomas also pointed out that the cul-de-sac would need sufficient right-of-way during snow season for plowing. Fine noted that the cul-de-sac and parcel numbers of 13 met our SALDO requirements. He reported that the properties would have public water and sewer, and each property would contain roof storm water run-off management systems, with a swale on the southern-most edge directing storm water into a detention basin shy of the Big Wapwallopen Creek on its west side. In discussing the secondary access, he noted that covenants in Evergreen Lake Estates may have to potentially be met. After points were made by Thomas and others, this really ends up being a legal question.

The Commission noted that the plans created questions which needed to be answered but that the plans as presented were reasonable. Secretary Beck will contact the Township Engineer regarding Burma Road and its extension and the Carey will raised the covenant issue with Solicitor Dean.

Additional information, as it comes in, will be distributed by the Secretary. Beck will get back after talking to the Engineer.

ADJOURNMENT:

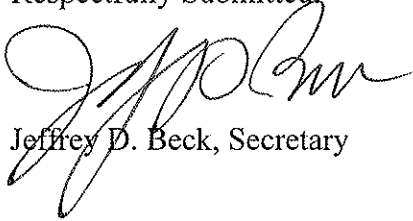
The next meeting of the Planning Commission is Wednesday, May 24th, 2017, at 7:00 p.m.

MOTION by Romanyshyn, second by Bob Smith, to adjourn at 7:30 pm.

All in favor?

MOTION CARRIED.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Jeffrey D. Beck', written in a cursive style.

Jeffrey D. Beck, Secretary