

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

**MINUTES
June 24, 2020**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, June 24, 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 7:03 p.m. after calling for the Pledge of Allegiance. It was announced that the meeting was recorded for preparing the minutes. Interior cameras were also recording the video. The attendance was limited to those wearing masks and practicing social distancing.

ROLL CALL:

**Richard Arnold
Mark Manosky
Tom Romanyshyn
Bob Smith
Paul Ward**

Also in attendance were Justin Ross, Matt McGowan, Chad Sweigert, Bruce Fine and Jay Lang via cell speakerphone:

PUBLIC COMMENT: Arnold called for public comment, and Mark Manosky complimented the Township on the new pickleball court.

MOTION by Romanyshyn, second by Smith to accept the minutes of the regular meeting held on May 27, 2020.

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

Old Business:

Arnold called on Justin Ross from LIVIC Civil to hear their update regarding the Coleman/Dollar General application. Ross updated the progress-to-date on the DEP sewer permit, the PennDOT HOP and the NPDES. Ross understood that the Township might want to grant only preliminary conditional approval but requested that the Township consider final approval for the subdivision application in order to facilitate the closing of the property for Dollar General. Pasonick agreed with the open items and noted that the subdivision only required signatures. Arnold noted that we have received what we have asked for at this point.

MOTION by Arnold, second by Ward, to recommend that the Board of Supervisors deny the requested waiver for submission of final plans instead of preliminary plans.

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

MOTION by Arnold, seconded by Smith to recommend that the Board of Supervisors grant final approval of the LIVIC/Coleman subdivision application conditioned on outstanding items.

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

MOTION by Arnold, seconded by Ward to recommend that the Board of Supervisors grant preliminary approval of the LIVIC/Coleman land development application conditioned on receipt of all outstanding permits as noted in the Township Engineer’s comments.

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

Arnold called on McGowan to update the Planning Commission regarding the Woodberry Manor PRD. McGowan stated that all conditions of Board of Supervisors conditional preliminary approval granted on April 3, 2019, have been met for the Woodberry Manor PRD. Township Engineer Pasonick stated that all his comments have been addressed. McGowan requested that the Chair of the Planning Commission sign the Preliminary Plans for the PRD. The plans will then go to the Chair of the Board of Supervisors. McGowan requested that Secretary Beck file for the street lamps in Woodberry Manor and Beck will do so. Pasonick clarified the locations of concrete monuments on the plans in response to Manosky’s question.

Arnold called on Bruce Fine to hear his update on the submission of financial security by BJD Holdings for Jennifer’s Way. Pasonick confirmed his agreement with the security amount of \$498,027 and suggested that \$498,000 would be appropriate.

MOTION by Arnold, seconded by Manosky to accept financial security in the amount of \$498,000 from BJD Holdings for Jennifer’s Way as confirmed by the Township Engineer and recommend its acceptance by the Board of Supervisors.

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

Secretary Beck will assist Fine in coordinating the fire hydrant sign off with Chief Pettit. After discussion with Pasonick, Fine stated that he would not be seeking periodic reductions of the financial security during the construction phase.

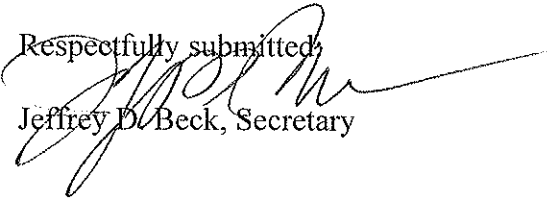
PUBLIC COMMENT: There was none.

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, July 22 at 7:00 p.m ..

MOTION by Smith, second by Manosky, to adjourn at 7:33P.M.
All were in favor.

Respectfully submitted,


Jeffrey D. Beck, Secretary