

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

**MINUTES
November 20, 2019**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, November 20, 2019 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. It is announced that the meeting is recorded for preparing the minutes. Interior cameras are also recording the video. Arnold called for the Pledge of Allegiance.

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

Also in attendance are: Please see sign-up sheet

PUBLIC COMMENT: There were no public comments

Motion by Ward; seconded by Manosky to accept minutes the regular meeting held on September 25, 2019.

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

Old Business: 1.) Review of the application for Minor Subdivision/Land Use by Paula and Jim Gallagher

Surveyor Emmet Burke and Mr. Gallagher presented the revised drawings which incorporated Engineer Pasonick’s comments. Burke noted that the drawings included the notation that the property was not for development as suggested by the County comments. During the course of the presentation, Pasonick and Attorney Charles McCormick from the Solicitor’s Office pointed out that the proposed subdivision would create a landlocked property in Rice Township where there would be no vehicular access. Burke and Gallagher maintained that access was available by foot from Gallaher’s Wright Township property and that Rice Township was obligated to extend Burma Road past the Jennifer’s Way subdivision to the edge of the proposed subdivision. Gallagher noted that the access issue was exactly like that of Manor Drive connecting Polonia Estates to Woodberry Manor. Matt McGowen from Presidential Lands, attending the meeting for another matter, commented that the Manor Drive connection was part of the Polonia Estates plans and so was not the same as the issue under discussion.

McCormick responded that the Township Road ended prior to the Jennifer's Way parcel and did not have such an obligation. Pasonick clarified that the extension of the current Burma Road on the Jennifer's Way plans is not a Township road, it is currently and will be owned by Bruce Fine. Pasonick also stated that this Burma Road stub was mislabeled on the Gallagher drawing as submitted. Arnold noted and McCormick confirmed that the process of the proposed subdivision was creating a landlocked property which currently is not landlocked. A discussion continued concerning Jennifer's Way and its impact on access to this property. This discussion ranged across potential access and the ultimate fact that the proposed subdivision creates the access problem, and also raised into question the easement for the sewer access as shown on the Jennifer's Way plan. A solution is Gallagher receiving a perpetual easement from Bruce Fine to access the property.

After discussion about the process to go through the Planning Commission and the Board of Supervisors. Gallagher and Burke requested that the 90-day time frame be extended to February 6, 2020 to allow time to work out the access issue.

Motion by Arnold, second by Smith, to approve the request for an extension by Mr. Gallagher and Mr. Burke of the 90-day time limit to February 6, 2020 to allow time for them to work on acquiring vehicular access that can be presented to the Planning Commission and the Board of Supervisors..
Roll Call. Arnold - yes Manosky – yes Romanyshyn - Smith - yes Ward - yes
Motion Carried.

2.) Engineer comments for Woodberry PRD. Pasonick delivered his comments on the Woodberry Manor PRD to McGowen. McGowen noted that he would be coming soon to the Planning Commission for final approval for Woodberry Manor Phase 3 C and wondered if he needed to bring 15 copies as required by the Ordinance. McCormick responded that he could write to the Board of Supervisors asking for a waiver to reduce the number of copies. Pasonick stated that he would need one electronic copy and one paper copy. McGowen will look for final approval for this Phase 3C at the February 2020 Board of Supervisors, conditional on the bond.

New Business: Review and approve the meeting schedule for 2020. Arnold requested a review of the 2020 meeting dates which follows previous year patterns.
Motion by Ward, second by Manosky, to approve the meeting dates for 2020.
Motion Carried by acclamation.


PUBLIC COMMENT: There were no public comments.

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, December 18, 2019, at 7:00 p.m.

MOTION by Arnold, second by Smith to adjourn at 7.58P.M.
All were in favor.

Respectfully submitted



Jeffrey D. Beck
Secretary