

# Rice Township Planning Commission

Annual Report dated 5/13/2020

For the Calendar Year 2019

The Rice Township Planning Commission typically meets on the 4th Wednesday of the month at 7:00 PM at the Township Building, 3000 Church Road, Mountaintop. November and December meeting dates are moved to avoid conflicts with Thanksgiving and Christmas. The Commission does not meet if there is no agenda item to consider.

During 2019, the Commission met 10 times, with the following outcomes:

January – At the reorganization meeting, Richard Arnold was elected to the position of Chair; Robert Smith was elected to the position of Vice-Chair. At its regular meeting, the Commission accepted for review the Hayden/Boop minor subdivision.

February – Recommended approval of the Hayden/Boop minor subdivision to the Board of Supervisors conditioned on the owner's signatures on the Plans. Discussed a sketch plan of a Phase 2 to Jennifer's Way presented by Developer Bruce Fine. Fine will attend Board of Supervisor's meeting on March 5, 2019 to get their input.

March – approved the annual report for 2018 for presentation to the Board of Supervisors at their next meeting.

April –Continued discussion of the sketch plan for a Phase 2 of Jennifer's Way with no action taken. Heard presentation by Developer Matt McGowen that completed plans for Woodberry Manor Phase 1 had been delivered to the Township, DEP and the Conservation District. Since the NPEDS permit would take time, Engineer Tim Connolly will send a formal request to waive the 45-day action period.

May – No meeting for lack of agenda items.

June – Heard an informal presentation by Surveyor Emmet Burke and Developer Bruce Fine regarding a potential subdivision of a property owned by Paula Gallagher which is contiguous to and south of the Jennifer's Way development. No action taken. Reviewed the Comprehensive Plan documents distributed by Secretary Beck.

July – Continued discussion of the Comprehensive Plan documents. Noted the documents submitted by LIVIC Civil on behalf of Dollar General and rejected the same for review as incomplete. Discussed the survey process for the Comprehensive Plan with resident Barbara Miller, in attendance.

August – Heard presentation of the Dollar General sketch plan as presented by LIVIC Civil including an application for conditional use and a zoning variance regarding parking. The Planning Commission recommended approval of the conditional use to the Board of Supervisors understanding that a public hearing is required. Discussed the Comprehensive Plan and will consider resetting the Plan process.

September - The Planning Commission accepted for review the application for a Minor Subdivision for a parcel currently straddling the Big Wapwallopen Creek into Wright Township, owned by Paula Gallagher, as presented by Surveyor Emmet Burke.

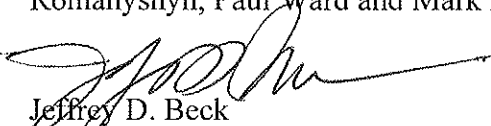
October – no meeting for lack of agenda items.

November – Continued discussion of the Gallaher proposed Minor Subdivision and reviewed revised drawings with a focus on access to the Rice Township parcel and concern regarding creating a landlocked plot. Planning Commission approve the request by Gallagher for a 90-day extension of the application to February 6, 2020 in order to allow time to resolve the access issue. Discussed Woodberry Manor Phase 3c with Developer Matt McGowen. The Planning Commission approved the meeting schedule for 2020.

December – The Planning Commission recommended final approval of Woodberry Manor Phase 3c to the Board of Supervisors conditioned upon receipt of financial security set by Engineer Pasonick. Discussed with Gallagher potential alternative access solutions to the proposed subdivision with no action taken.

No further business came before the Commission in 2019.

Respectfully submitted on behalf of Chair Rick Arnold, Vice-Chair Bob Smith, and Tom Romanyshyn, Paul Ward and Mark Manosky, Commissioners:



Jeffrey D. Beck  
Secretary