

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

**MINUTES
January 25, 2017**

The reorganization meeting and regular monthly meeting of the Rice Township Planning Commission was held on Wednesday, January 25, 2017.

ROLL CALL: **Tom Romanyshyn - Here**
 Ann Kijek - Here
 Paul Ward - Here
 Ray Fedor - Here
 Bob Smith - Here

Also in attendance were: Please refer to sign-in sheet

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

Fedor declared his seat to be vacant.

REORGANIZATION:

Joel Wolff from the Solicitor's office stated that the Board would entertain nominations for a temporary Chair.

Robert Smith nominated Ann Kijek to be named temporary Chairman. Seconded by Tom Romanyshyn.

MOTION by Ray Fedor to close nominations, second by Kijek.

All in favor

MOTION CARRIED.

Kijek declared nominations closed.

Kijek stated that the Board is seeking nominations for the position of Chairperson of the Rice Township Planning Commission for the year 2017.

MOTION by Paul Ward to name Ray Fedor to be Chairperson of the Rice Township Planning Commission for the year 2017. Seconded by Smith.

All in favor.

MOTION CARRIED.

MOTION by Tom Romanyshyn to name Ann Kijek to be Vice-Chair of the Rice Township Planning Commission for the year 2017. Seconded by Smith.

All in favor

MOTION CARRIED.

Motion by Fedor, seconded by Ward, to adjourn the reorganization meeting at 7:06 PM

All in favor

MOTION CARRIED.

Chair Fedor called the regular meeting to order at 7:06PM.

Jeffrey D. Beck was previously appointed Secretary for the Planning Commission.

MOTION TO ACCEPT MINUTES OF LAST MEETING (December 14, 2016):

Motion by Fedor, seconded by Smith, to accept the minutes of the December 14, 2016 meeting as presented.

All in favor

MOTION CARRIED.

NEW BUSINESS:

Matt McGowan--Woodberry Phase 3.

Mr. McGowan explained that he was looking for final approval for Phase 3 of Woodberry Manor. He approached the Commission Members' meeting table with maps. McGowan declared that Section A was completed and that all the infrastructure - storm water management and sanitary sewers - except curbing and paving, had been completed for Section B. Andrew Pasonick, Township engineer, joined the group. McGowan explained that he was looking for final approval of Phase 3, in sections. Pasonick noted that McGowan was really asking for a section of Phase 3 to be approved, but the maps presented did not accurately represent these sections within Phase 3. Pasonick explained that the maps had to be clearly drawn. He noted that McGowan wanted to essentially develop Phase 3 in sections, but the preliminary approval was for all of Phase 3. Pasonick needs the desired sections clearly marked in order for his valuation for the financial security. Pasonick explained that McGowan's cost to complete the infrastructure build-out was likely lower than if the Township would have to step in and complete that work, and that he would have to research the material valuations given to him by McGowan's associate. Additionally, since the maps are not accurate, Pasonick cannot accurately determine the quantity of materials to value for the financial security. The Township is relying on Pasonick to size the financial security in order that it cover the cost of the build out should the Township have to do it.

Frank Pedriani added that there were lots already pending sale. But all agreed that, since the Phase 3 had not been given final approval and recorded with the County, the sales could not be finalized until the lots were deeded individually, which would not occur until after final approval and the County had recorded the lots. Both McGowan and Pedriani complained about the lack of staff at the County, and all expressed sympathy.

After this discussion, the group agreed that a presentation would have to be made at the February 22, 2017 meeting. Secretary Beck will supply the presentation requirements to McGowan. Pasonick will look to get the accurate maps in order that he can develop the size of the financial security.

ADJOURNMENT:

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

MOTION by Kijek, second by Ward, to adjourn at 7:17 PM.

All in favor

MOTION CARRIED.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Jeffrey D. Beck', written over a printed name.

Jeffrey D. Beck, Secretary