

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

**MINUTES  
February 27, 2019**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, February 27, 2019 at the Rice Township Municipal Building, 3000 Church Road, Mountaintop. Copies of the Agenda and Minutes were available to the public. Chairman Rick Arnold called the meeting to order at 7:00 p.m. It was announced that the meeting is recorded for preparing the minutes. Interior cameras were also recording the video.

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

Also in attendance are: Please see sign in sheet

**MOTION** by Arnold; seconded by Romanyshyn to accept minutes of reorganization and regular meeting held on January 23, 2019.

All were in favor by roll call.

**MOTION CARRIED.**

**OLD BUSINESS:**

Arnold called for the review of Hayden/Boop minor subdivision responses to County comments. Dean confirmed with Engineer Andrew Pasonick that the comments were addressed and that Pasonick had no comments. Surveyor Harry Andes presented the updated drawings and responses to County comments. Dean noted that with all comments resolved, the Planning Commission could recommend approval if so desired.

**MOTION** by Smith; seconded by Romanyshyn to recommend approval of the Hayden/Boop minor subdivision by the Board of Supervisors conditioned on the owners' signatures on the maps.

All were in favor by roll call.

**MOTION CARRIED.**

**NEW BUSINESS:** Arnold called for any new business. Developer Bruce Fine presented a sketch plan as an informational review for a possible Phase 2 to Jennifer's Way. This Phase would be located directly adjacent to and south of Jennifer's Way and include 12 units. An alternative for Fine would be to locate 3 large lots off of a private road, but Arnold noted that lot frontage

requirements would push that alternative back into a major subdivision category. Discussion was held regarding road curvatures, the 9% grade limitation, and sewer line locations. Dean noted that the lack of a secondary access might create concerns. Arnold reinforced Pasonick's recommendation that Fine's engineer takes the sketch plan to the next level to resolve grade and road curve issues and present of a list of requested waivers or variances that would come out to that process. Beck will brief Roadmaster Pipech on the sketch plan and the issues raised. Dean and Pasonick will review the ordinance regarding secondary access. Fine will attend the Board of Supervisors meeting on March 5<sup>th</sup> to have a short discussion of these issues. Arnold commented to Fine that this was the best process, using a sketch plan to start discussions and uncover issues rather than having full blown plans developed that would have to be modified.

**ADJOURNMENT:**


The next meeting of the Planning Commission is Wednesday, March 27th, at 7:00 p.m.

**MOTION** by Romanyszyn, second by Smith, to adjourn at 7:47 P.M.

All were in favor by acclamation.

**MOTION CARRIED.**

Respectfully submitted:

  
Jeffrey D. Beck  
Secretary