

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

**MINUTES
April 22, 2020**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, April 22, 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 by email and when the building reopens to the public. Chairman Rick Arnold called the meeting to order at 7:11 p.m. following 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 4 persons to effect social distancing. The meeting was also being conducted via conference call.

ROLL CALL:
Richard Arnold - here
Mark Manosky – here, via telephone
Tom Romanyshyn – here, via telephone
Bob Smith - here, via telephone
Paul Ward - absent

Also in attendance are: Solicitor Dean and Engineer Pasonick via telephone, and Emmet Burke.

PUBLIC COMMENT: There was none.

MOTION by Arnold; seconded by Manosky, to accept the minutes of the regular meeting held on February 26, 2020.

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

Old Business:

Arnold announces that the two items below requested and received 90-day extensions from the Board of Supervisors at their April 7, 2020 meeting in order to accommodate the COVID-19 protocols.

Consider proposed solution for proposed Gallagher subdivision, Emmet Burke, Surveyor.

Emmet Burke reviewed the County and Township Engineer comments and noted that the outstanding issue centered on Engineer Pasonick's comment number 3 regarding vehicular access. Arnold read the existing note on the plan which states that no development can occur on the property until an approved access lane is dedicated for public use. After discussion, Dean stated that such language needs to appear in the deed as well as on the plan.

MOTION by Arnold; seconded by Manosky to recommend approval to the Board of Supervisors for the Gallagher subdivision conditioned on the language on the plan being included in the deed as discussed.

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

Consider proposed Karpinski subdivision as presented by Emmet Burke, Surveyor.

Burke noted that the plans have or will be amended to address all the County and Engineer comments. However, the unresolved issue is the Township Road which appears on the plans where the parcel boundary extends to the center of the road. Pasonick explained that the plan implies private property which is really Township right-of-way (ROW) and the ROW is not clear. His point was that it is either owned by the property owner or by the Township. Dean confirmed with Secretary Beck the road in question does not be liquid fuels because it does not meet PennDOT standards for a dirt road. Burke said that he could change the plan and note that it is clearly a public right-of-way. After discussion, Dean stated that the plan must clearly note that this is a public right-of-way and if ever dedicated the ROW is 50'. Smith inquired about the location of the intersection of the road that will come into Heslop from the Woodberry PRD, and Pasonick responded that intersection would be further south of this subdivision. Secretary Beck noted that the Township ROW in question had required dedication of private property to clear a section of Manor Drive for dedication. Beck also noted that use of this dirt road had created tension among property owners and users and that large boulders had been placed on the road to impede access. Burke will make the access road clear on the plans and note the ROW on the plans.

Motion by Arnold, seconded by Romanyshyn to recommend approval to the Board of Supervisors of the Karpinski subdivision conditioned on amended plans and notes that are satisfactory to the Engineer.

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

PUBLIC COMMENT: There was none

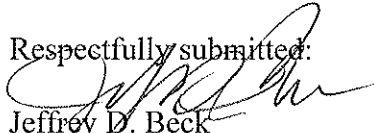
Arnold summarized a letter he received from the Mountaintop Village Homeowners Association Board (Village) expressing concern that Jennifer's Way sewers were not crossing Gallagher's property but were entering the Village's old sewer main instead. Beck will scan and distribute the letter. Arnold explained that a letter over his signature was being sent to Bruce Fine tomorrow to get clarification of the Jennifer's Way sewer plan at the next Planning Commission meeting. He asked Secretary Beck to scan the letter and distribute to the Planning Commission.

ADJOURNMENT:

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

MOTION by Arnold, second by Romanyshyn, to adjourn at 7:44 P.M.
All were in favor.

Respectfully submitted:



Handwritten signature of Jeffrey D. Beck in cursive script, overlapping the text below.

Jeffrey D. Beck
Secretary