

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

**MINUTES
July 26, 2017**

The regular monthly meeting of the Rice Township Planning Commission was held on July 26, 2017.

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

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

In the absence of Chair Fedor, Vice Chair Ann Kijek, called the meeting to order at 7:00 p.m.

MOTION TO ACCEPT MINUTES OF LAST MEETING (April 26nd, 2017):

Motion by Tom Romanyshyn; seconded by Paul Ward

All in favor?

MOTION CARRIED.

NEW BUSINESS:

Tim Connolly of Tetra Tech presented an overview of a proposed planned residential community by Presidential Lands. The project, known as Woodberry Manor PRD, would cover approximately 520 acres encompassing 205 housing units, 10 less than the 215 units that the PRD regulations would allow. A summary of the PRD calculations was distributed. The project would take 15-20 years to complete. All units would be served with public water, sewer and natural gas. In answer to Bob Smith's question, the project would connect to Heslop Road as soon as the bridge permit is released by DEP.

Matt McGowan confirmed that this was just an informational meeting to start the process of their presentation of the PRD for consideration. Attorney Sweigert from the Solicitor's office noted that a formal application needed to be made to the Township, as prescribed in Article 17 of the Zoning Ordinance. Then the Planning Commission would make comments on the plan. Marcia Thomas explained that the Ordinance gave the Planning Commission the responsibility to hash out any issues on the project with the developer before proceeding to a public hearing, the next step.

In response to a question from Tom Romanyshyn, McGowan explained that PP&L was going to bring heavier Phase 3 power lines along the right-of-way to a substation in Fairview Township in

order to handle the load requirements for the sewer grinder pumps as needed. However, the sewer system will be gravity fed. McGowan also explained the need to be able to meet changing market demands. For example, he explained that twin houses needed to include a first floor master suite because the market demanded that today. Likewise, the market demanded 2 car garages. Thomas expressed concern regarding off-street parking in the twins section of the PRD since that has been a problem at the existing Twins Lane.

McGowan also pointed out that the wetlands, common area and slope acres would be turned over to the Township. Connelly noted that the current presentation was only a sketch plan of the PRD. More detailed plan would be developed and presented for road detail, storm water management, utilities and the like. Over 20,000 lineal feet of road would be ultimately developed and presented for dedication to the Township as the project progressed.

McGowan confirmed that there would be many phases to this project over the years.

Next steps: McGowan will submit application and more detailed plans at the next Planning Commission meeting. Planning Commission, Township Engineer, Solicitor, Supervisors and staff will begin the develop any additional questions or concerns for discernment at the next Planning Commission meeting.

ADJOURNMENT:

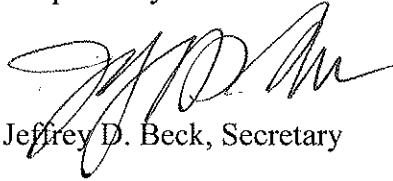
The next meeting of the Planning Commission is Wednesday, August 23rd, 2017, at 7:00 p.m.

MOTION by Romanyshyn, second by Ward, to adjourn at 7:51 PM.

All in favor?

MOTION CARRIED.

Respectfully Submitted:



Jeffrey D. Beck, Secretary