

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

**MINUTES
August 22, 2018**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, August 22, 2018 at the Rice Township Municipal Building, 3000 Church Road, Mountaintop. Copies of the Agenda were available to the public. Vice-Chairman Tom Romanyshyn, called the meeting to order at 7:00 p.m. Interior cameras were also recording the video.

ROLL CALL:
Richard Arnold - absent
Ray Fedor - absent
Tom Romanyshyn - here
Bob Smith - here
Paul Ward - here

Also in attendance are: Please see sign in sheet

Motion by Paul Ward, second by Bob Smith, to accept the minutes of last meeting (July 25, 2018):
All were in favor.
MOTION CARRIED.

Old Business:

Motion by Smith, second by Ward, to accept the request from Milnes Engineering for an additional extension for the consideration of Jennifer's Way, and to recommend acceptance and approval by the Board of Supervisors at their September 4, 2018 meeting.
All were in favor.
MOTION CARRIED.

Update of Woodberry Manor Planned Residential Development - Presidential Lands - Tim Connelly and Matt McGowan explained that they wanted to change the PRD plan to 4 phases and reduce the number of twins in the project to slightly increase those lots sizes. The phase adjustment would result in roughly 50 homes per phase, 4 years per phase, for roughly a total of 17 years.

The traffic study was presented, which concluded that current conditions warranted a left turn lane into Heslop off of Nuangola Road, and that similar turn lanes would eventually be warranted at Fairwood and Aleksander Boulevards. Residents from Wilderness Drive and Heslop Road - Barbara Miller, Christine Vinciguerra, Diane Collins, Tom and Tami Hooper, and Christina Woronka questioned the study and the ability to handle the traffic. Secretary Beck and McGowan explained that the creation of a secondary access to Heslop Road was desired by Township Supervisors a part

of the Woodberry Manor plan for many years. The safety and welfare issue is secondary access for Woodberry Manor residents and for Heslop residents. Attorney McCormack from the Solicitor's office explained that the decision-making authority rests with the Supervisors, not with the Planning Commission. Since the traffic study is a condition of the PRD tentative approval, then the study would likely be addressed by the Supervisors. Regarding the left turn lanes, while they would exist on a state road, the state would not pay for their installation, though PennDOT would have to approve the design. Connelly wondered if installing a traffic light would be cheaper than installing the turn lane.

Connelly agreed to get an electronic copy of the traffic study to Vinciguerra, and that questions relating to the traffic study would be sent to Connelly.

The Steinbrenner Minor Subdivision plan with access road removed from the plan was reviewed.

Motion by Smith, second by Ward, to approve the Steinbrenner Minor Subdivision as presented, and to recommend acceptance and approval by the Board of Supervisors at their September 4, 2018 meeting.

All were in favor.

MOTION CARRIED.

The next meeting of the Planning Commission is Wednesday, September 26, 2018 at 7:00 p.m.


ADJOURNMENT:

MOTION by Romanyshyn, second by Ward, to adjourn at 7:37 P.M.

All were in favor.

MOTION CARRIED.

Respectfully submitted:



Jeffrey D. Beck
Secretary