

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

**MINUTES
August 23rd, 2017**

The regular monthly meeting of the Rice Township Planning Commission was held on August 23rd, 2017.

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

Also in attendance were: Please see sign in sheet

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

MOTION TO ACCEPT MINUTES OF LAST MEETING (July 26th, 2017):

Motion by Tom Romanyshyn; seconded by Ann Kijek

All in favor?

MOTION CARRIED.

NEW BUSINESS:

The Commission reviewed the letter received from the Department of Environmental Protection regarding the Coleman project. Solicitor Dean and Engineer Pasonick confirmed that the letter means that Rice Township does not have to revise its 537 Plan.

Kijek requested that the September meeting be changed to allow her and others to attend the Luzerne County Boroughs & Townships Association meeting on Wednesday, September 27th. After discussion, the Commission unanimously agreed to change the date of the meeting to Tuesday, September 26th, at 7:00 PM.

Fedor initiated the update on the previous informal presentation by Presidential Lands concerning their proposed PRD. Solicitor Dean noted that while Article 17 of the Rice Township Zoning Ordinance provided for density calculations for Zoning Districts A-1 and C-1 relating to a PRD, Article 5 of the Zoning Ordinance did not permit a PRD for either District as a conditional use. Dean explained that, in order to apply for the conditional use for a PRD in Article 17, the applicant had to go through Article 5 first. The way that the Ordinance is written, that creates a procedural problem. Dean was in contact with the attorney representing Presidential Lands to work on a solution to this dilemma. Dean assured Matt McGowan and Tim Connelly that this issue was not

intended to send any negative signal regarding the application, but rather that the Ordinance had to be followed to protect both parties, and a solution would be found. Upon Dean's request, both McGowan and Connelly agreed to waive any time limits within the Ordinance relating to the application in order to allow the solution to be found and applied. After discussion including remarks of frustration by Presidential Lands concerning this problem, Dean agreed that he was in the process of contacting the author of the Ordinance, Jack Varaly, to review the issue.

ADJOURNMENT:

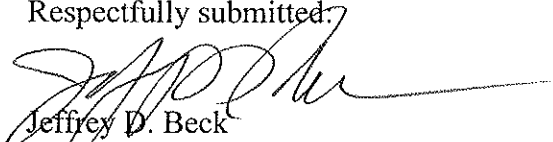
The next meeting of the Planning Commission is Tuesday, September 26th, 2017, at 7:00 p.m.

MOTION by Romanyshyn, second by Kijek, to adjourn at 7:40 PM.

All in favor?

MOTION CARRIED.

Respectfully submitted:



Jeffrey D. Beck
Secretary