

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

**MINUTES
August 28, 2019**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, August 28, 2019 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. Chairman Rick Arnold called the meeting to order at 7:00 p.m. It was announced that the meeting was 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 were: please see the sign in sheet.

Motion by Romanyshyn; seconded by Smith, to accept minutes the regular meeting held on July 24, 2019.

Roll Call: Arnold – yes Manosky – yes Romanyshyn – yes Smith - yes
Motion Carried.

OLD BUSINESS: Presentation of sketch plan for Dollar General by LIVIC Civil.

Ryan Pardoe, Project Manager from LIVIC Civil, presented a sketch plan of the proposed Dollar General store and the application for a conditional use and variance for reduced parking. The conditional use approval is required by the Zoning Ordinance for the amount of earth disturbance and the amount of impervious coverage. After discussion, Solicitor Dean noted that the conditional use application requires a public hearing and its approval comes from the Board of Supervisors. Any variance would come from the Zoning Hearing Board as an appeal of a Zoning denial. All agreed that the group would have to return for a subdivision and land development application.

MOTION by Romanyshyn, second by Manosky, to recommend approval by the Board of Supervisors of the conditional use application as presented by LIVIC Civil/David Coleman for Dollar General regarding 91,000 square feet of earth disturbance and the impervious surface in excess of 20,000 square feet.

Roll Call: Arnold – yes Manosky – yes Romanyshyn – yes Smith - yes
Motion Carried.

Secretary Beck will work on setting a date for the public hearing before the October Supervisors meeting

Update to Comprehensive Plan – Beck noted receipt of the history Chapter 1 of the 2010 Comprehensive Plan document. After discussion, the Commission will consider resetting the Comprehensive Plan process.


PUBLIC COMMENT: Arnold call for public comment but there was none.

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, September 25, at 7:00 p.m.

MOTION by Arnold, second by Romanyshyn, to adjourn at 7:26 P.M..
All were in favor.

Respectfully submitted:


Jeffrey D. Beck
Secretary