

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

**MINUTES
December 18, 2019**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, December 18, 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. and called for the Pledge of Allegiance. 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 are: Please see the sign in sheet

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

Motion by Smith; seconded by Romanyshyn to accept the minutes of the regular meeting held on November 20, 2019.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith - yes Ward

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Motion Carried

New Business: Arnold called for the review of Woodberry Manor Phase 3c and consider recommending final approval subject to the financial security set by the Township engineer.

Matt McGowan representing Presidential Lands presented 10 sets of drawings for the project. These have been signed and he will take to the County once approved by the Planning Commission and the Board of Supervisors. Township Engineer Pasonick explained that the required bond covers the unfinished improvements to the project to protect the Township should the Township have to take over and complete the project.

Motion by Smith; seconded by Romanyshyn to recommend final approval of Woodberry Manor Phase 3c conditioned on delivery of the financial security set by the Township Engineer.

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


PUBLIC COMMENT: Arnold called for public comment and Jim Gallagher responded. As a follow up to the proposed subdivision presented previously to which an extension to February 6, 2020 was granted, he wanted to discuss two things. He presented a drawing of the Derwin plot that was an approved subdivision by Rice Township and was landlocked, thereby setting a precedent. Bob Smith responded that the property had access through Liberty Street. Attorney McCormick from the Solicitor's Office also explained that precedent was a court issue and did not apply in this circumstance. Gallagher then asked if a subdivision based on an agreement of sale with an adjoining property which had access could be possible. McCormick noted that was possible but would have to be based on the facts. Arnold commented that the issue of access was being driven by the subdivision application. He noted that a solution could be to keep the western boundary of the subdivided property in Wright Township and therefore have access through the existing road.

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, January 22nd at 7:00 p.m. for reorganization followed by a regular meeting.

MOTION by Arnold, second by Romanyshyn, to adjourn at 7.25 P.M.
All were in favor.

Respectfully submitted:


Jeffrey D. Beck
Secretary