

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

**AGENDA
September 27, 2023**

The duly advertised regular meeting of the Rice Township Planning Commission is held on Wednesday, September 27, 2023 at the Rice Township Municipal Building, 3000 Church Road, Mountaintop. Copies of the Agenda and Minutes of the previous meeting are available to the public. Chairman Arnold calls the meeting to order at 7:00 p.m.. It is announced that the meeting is recorded for preparing the minutes. Interior cameras are also recording the video.

ROLL CALL: **Richard Arnold**
 Mark Manosky
 Tom Romanyshyn
 Bob Smith
 Paul Ward

Also in attendance are:

PUBLIC COMMENT:

MOTION by _____, seconded by _____ to accept the minutes of the meeting held on August 23, 2023.
Roll Call. Arnold - Manosky - Romanyshyn - Smith - Ward -
Motion Carried?

Presentation of the Kelly/Liquid Sky, LLC minor subdivision plan.
MOTION by _____, seconded by _____ to accept the Kelly/Liquid Sky, LLC minor subdivision plan for review.
Roll Call. Arnold - Manosky - Romanyshyn - Smith - Ward -
Motion Carried?

Discussion of proposed major land development plan on West property on Burma Road.
MOTION by _____, seconded by _____ to grant/grant with conditions/deny the requested waiver of the 200-foot radius requirement per SALDO for the proposed 150-foot radius.
Conditions: Receipt of completed application including a full set of plans which is consistent in all aspects with the sketch plan, impact analysis regarding traffic on Burma Road and the impact on the intersection of Burma Road and Nuangola Road, the environmental and stormwater impact, the health and general welfare of the Burma Road community, surrounding land uses and community facilities, and a PPL letter stating that PPL has reviewed the plans and has no objections. Granting a waiver or conditional waiver is NOT approval of the plans.
Roll Call. Arnold - Manosky - Romanyshyn - Smith - Ward -
Motion Carried?

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MOTION by _____, seconded by _____ to grant/grant with conditions/deny the requested waiver of the maximum 13-home limit on a cul-de-sac requirement per SALDO to allow the 29 townhomes as shown on the sketch plan. **Conditions:** Receipt of completed application including a full set of plans which is consistent in all aspects with the sketch plan, impact analysis regarding traffic on Burma Road and the impact on the intersection of Burma Road and Nuangola Road, the environmental and stormwater impact, the health and general welfare of the Burma Road community, surrounding land uses and community facilities, and a PPL letter stating that PPL has reviewed the plans and has no objections. Granting a waiver or conditional waiver is NOT approval of the plans.

Roll Call. Arnold - _____ Manosky - _____ Romanyshyn - _____ Smith - _____ Ward - _____
Motion Carried?

Discussion of the Conceptual Site Plan for the Valley Petroleum Travel Plaza

PUBLIC COMMENT:

ADJOURNMENT:

MOTION by _____, second by _____, to adjourn at _____ P.M.
Roll Call. Arnold - _____ Manosky - _____ Romanyshyn - _____ Smith - _____ Ward - _____
Motion Carried?