

**PLANNING COMMISSION
MEETING MINUTES
May 31, 2017 7:00 PM**

MEMBERS PRESENT:

Frank Scarpato, Chairman
Charlie Shock
Aimee Bowers
Kevin Runey

OTHERS PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Township Secretary

I. CALL TO ORDER

Mr. Scarpato called the meeting to order at 7:02 p.m.

II. PUBLIC COMMENT

Mr. Scarpato asked for any public comment. There was none.

III. APPROVAL OF MEETING MINUTES

The Commission reviewed the meeting minutes of October 26, 2016. Mrs. Bowers made a motion to approve the meeting minutes of October 26, 2016, seconded by Mr. Shock and approved by a vote of 4-0.

The Commission reviewed the meeting minutes of February 22, 2017. Mr. Shock made a motion to approve the meeting minutes of February 22, 2017, seconded by Mrs. Bowers and approved by a vote of 4-0.

The Commission reviewed the meeting minutes of March 29, 2017. Mr. Runey made a motion to approve the meeting minutes of March 29, 2017, seconded by Mr. Shock and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

Mr. Scarpato reviewed the plan extensions for
Needham Farms- September 27, 2017,
Coventry Reserve- September 2, 2017,
SECCRA- September 2, 2017 and
Kaolin Mushrooms- July 14, 2017. There were no comments.

V. AGENDA ITEMS

1. SECCRA

Mr. Scott Mengal, General Manager for SECCRA, explained that Mr. Wetzel, engineer for LTL Consultants, was unable to attend this evening so he would do his best to explain the plan and answer any questions. Mr. Mengal explained that they have sent a second submission into the Conservation District and they are waiting on that review letter. They do not anticipate it being a problem.

Mr. Mengal asked for a recommendation tonight to move forward to the Board of Supervisors based on the final signing and notarizing of the affidavit, and Mr. Ragan's letter. Mrs. Bowers made a motion to recommend the SECCRA land development plan to the Board of Supervisors for approval based on the final signing and notarizing of the affidavit and Mr. Ragan's review letter, seconded by Mr. Shock and approved by a vote

of 4-0.

2. Kaolin Mushrooms

Mr. James Fritsch, Register Associates, presented on behalf of Mr. Michael Pia for Kaolin Mushrooms. Mr. Fritsch reviewed the plans with the Commission. He also reviewed Mr. Ragan's review letter dated May 31, 2017. Mrs. Bowers asked Mr. Scarpato if he was concerned about the increase in water ratio? Mr. Scarpato said no, because it's already there and the stormwater management is clean because they are just adding to something that is already existing. The stormwater basin that they are putting in is just for the new building. Any other buildings if they expanded in the future would need their own stormwater as well. Mr. Shock asked if in Mr. Ragan's letter page 5 question 11 is on the plan? Mr. Fritsch showed the Commission where it is on the plan and where it is labeled. Mr. Scarpato explained how the clean outs and the underground system work.

Mr. Shock made a motion to recommend Kaolin Mushrooms land development plan move forward to the Board of Supervisors for approval based on Mr. Ragan's review letter, seconded by Mr. Runey and approved by a vote of 4-0.

Mr. Scarpato thanked Mr. Battin and Mrs. Maciejczyk for coming up with a new system and checklist to make sure that land development plans are complete with the required review letters before they come to the Planning Commission.

VI. ADJOURNMENT

Mrs. Bowers made a motion to adjourn the meeting at 7:37 p.m., seconded by Mr. Runey and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk,
Township Secretary