

PLANNING BOARD MEETING MINUTES

Tuesday August 31st 2021 7:00PM

Attendance was Mark Saville, Ralph Funk, Bill Ake, Mary Ann Clark, James Watson, Zoning Officer Rich Brungard, Secretary Carol Colucci, Surveyor Rob Ohl and 5 members of the township.

The meeting was called to order by Chairman Mark Saville at 7:04PM followed by the Pledge of Allegiance. The July meeting minutes were reviewed and approved on a 1st motion by Mary Ann Clark and a 2nd by Ralph Funk with the revision to remove Saville 2nd the motion to adjourn and make the correction to Ake.

Old business was the board pre-reviewed the Dotterer subdivision with no intension on taking any action at this time for Fox Hollow plans. Ralph Dotterer stated based off of the e-mail message he received prior to the meeting Attorney Coploff will be coming to the next Supervisors meeting. Dotterer explained there are issues facing the review of the three farms. There is the Grieb Farm, Lucas Farm and the Home Farm. Dotterer reported details about the land and the history of 284 acres that some had different tracts and individual deeds.

When Interstate 80 was created it redefined the properties. He explained the different deeds and tracts for the farm properties. The assessment office lumped all the properties all together but had the one tax number. Dotterer was instructed to request a 5 lot subdivision for the home property to undo what the county had already done by putting them all together. It was suggested to contact Attorney Coploffs office to request the township Attorney Houser to review the same plans and discuss together for the Supervisors meeting.

The subdivisions for Ralph & Charlie Dotterer properties had a lot of questions and discussion on the plans and requirements to be approved. The review comments and revisions were as follows according to the township ordinances.

1. Clark reported there is a parcel not labeled.
2. A scale is required that 1-inch equals 100 feet but a request for a waiver can be given but it must be requested.
3. A title block is needed to indicate its stage of the plan specially for final.
4. Building set back lines are needed on the plan. Each parcel should be shown for its final layer. If the applicant should consider a hard ship, the applicant may apply to the township Supervisors and request a waiver.
5. Water crossing needs marked and labeled even if it is made legal by GP6 permit.
6. Power utility lines need shown. Non building waivers.
7. Contour lines can be waived, a waiver can be given but it must be requested. Dotterer requested a waiver for the ten-foot contour lines, and it was granted.

8. The certification of ownership must have the deed book and paid referencing ownership title listed at the county. Chairman Saville stated he will have all the revisions written up to be given to Surveyor Ohl.

The action was to take the review comments for corrections and move forward to the Supervisors. Mary Ann Clark made a 1st motion and 2nd by James Watson to move forward subject to the list of corrections, completing all the corrections and revisions motion passed. And the documents for DEP be made to the Supervisors for approval. A motion was made and approved for the ten-foot contour lines to be waived. And a recommendation to the Supervisors for the 1inch lines to equal one hundred feet be waived.

There was a review of a subdivision for Tom & Kathy Arndt. Surveyor Rob Ohl was representing the plans. The SEO Stan Wallace has signed off on the project. The review comments and revisions were as follows according to the township ordinances.

1. A signature block is needed.
2. The setbacks need made to scale.
3. The ten-foot contour lines needs shown. Kathy Arndt requested a waiver for the contour lines.
4. The soils need identified.
5. The certification of ownership must have the deed book and paid referencing ownership title listed at the county.

Chairman Saville stated he will have all the revisions written up to be given to Surveyor Ohl. It was commented that the action of providing written revisions was not followed through with it creates issues for follow ups. There was a planning module presented for the Arndt subdivision. On a 1st motion by Funk to approve the signature by the Planning Board and a 2nd motion by Watson motion passed.

Zoning Officer Brungard inquired to Chairman Saville if it is required by the Planning Board and is a responsibility to give a written list of revisions to surveyors? Saville replied no it is not written in the ordinance. There was a discussion about the review of a prior comprehensive plan. Mary Ann Clark made a motion to approve the request made for a waiver of the contour lines for the Arndt plans. On a 2nd by Funk motion passed.

Saville stated a driveway permit application will be needed once the permit is submitted. On a 1st motion by Funk and a 2nd by Ake motion by motion passed to approve the plans with the subject to the corrections be made to recommend to the Supervisors.

There was a preview of the Funk subdivision and a discussion of two parcels need to reflect the subdivision that is not on the plan. It needs to show as a combined piece of ground showing the meets and bounds. Funk expressed he is not in any hurry for the plan to be completed. Ohl was given a list of revisions for the Funk plan.

A Solar presentation from Penn State Out Reach Team is scheduled for Sept 16th at the community building 7:00PM. Green Township Planning Board and Supervisors are invited to attend with Porter due to they also have a proposed solar ordinance in process.

Zoning Officer Brungard reported permits for August was a total of \$433. There was 1 subdivision, 2 new structures and a peddler's permit. There was a discussion for the actual location of the permit to be recorded on the permit report.

Public comments were from Charlie Dotterer. He addressed the issue of the Planning Board presenting a list of revisions for plans to get approved. There was a discussion on ENS plans and requirements.

The next meeting is the Solar panel presentation September 16th and the next Planning Board meeting is scheduled for September 28th, 2021. On a 1st motion by Watson and a 2nd by Ake motion passed to adjourn 8:38PM. Motion approved.

Planning Board Chairman,
Mark Saville

Planning Board Secretary,
Carol Colucci
