

**JANUARY 18, 2021
WRIGHT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

CALL TO ORDER

ROLL CALL: D'ANGIO, GOYNE, HOLLANDS, HOLLOCK, UROSEVICH

MINUTES OF THE DECEMBER 21, 2021 REGULAR MEETING. Motion to approve

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: Environmental Advisory Committee
Zoning Hearing Board

OLD BUSINESS: ROB & MELISSA HOLDINGS/Mountain Express Trucking -Preliminary Land Development Plan Having met all requirements:

Motion to approve **WAIVER of Section 131-503.A(10)** – Waive the requirement to provide additional mapping described in this section (a,b,c) of the Ordinance. The mapping required, site context map, existing resources and site analysis plan and a preliminary resource impact and conservation plan would normally be submitted for much larger projects. We believe the intent of this additional mapping was meant for larger projects with greater disturbed area and possible impacts to sensitive natural areas. This project is a former restaurant site with existing pavement and limited disturbance.

The WAIVER listed above as well as the ones which follow all have the same “narrative description of the project” language:

The narrative description of the project is as follows:

Rob and Melissa Holdings, LLC is proposing a 3200-sf pole barn type structure to accommodate their trucking business. The building will be located on a parcel that previously housed a restaurant that was demolished several years ago. The new building will be utilized for general truck repairs and maintenance of the Mountain Express truck fleet, owned by Rob and Melissa Powis. There is no public access to the building for any retail purposes. Underground water, sanitary and gas utilities will be extended to the building site. Overhead electric service is also planned. The site is in Watershed Management District “B” which requires reducing the post developed flows to less than the pre-developed rates. A small detention/infiltration basin is planned for the area adjacent to the building. The basin outflow pipe will drain to the exiting 18” CMP cross pipe under the driveway. A PADOT Highway Occupancy Permit has been obtained for the minor modifications to the exiting driveway and an Erosion Control Plan approval has been obtained from the Luzerne Conservation District.

Motion to approve **WAIVER of Section 131-503.H(4)** – Waive the requirement to provide additional locations of trees over 6” in diameter. The limited number of trees on site are located in the rear of the property and are within an area designated as not to be disturbed. Locating the trees greater than 6” in diameter in this area would be cumbersome and not of any value to the overall project.

Motion to approve **WAIVER of Section 131-613.A** – Waive the requirement to provide concrete curbing in the parking lot. The majority of the existing pavement on site will be utilized for employee and truck parking. There would be no reason to provide additional curbing in the pave areas.

Motion to approve **WAIVER of Section 131-614.A** – Waive the requirement to preserve trees over 6” in diameter and to identify said trees. The limit of disturbance clearly shows that there are no areas to be clear cut, therefore, identifying and preserving trees is not required.

Motion to approve **WAIVER of Section 131-614.F** – Wave the requirement to provide a landscape plan designed by a licensed Landscape Architect. The project is a private truck garage with limited areas for landscaping. There is existing shrubbery along the front fence that will be maintained as a landscaped area.

Motion to approve the Preliminary Land Development Plan of Rob & Melissa Holdings, LLC/Mountain Express Trucking.

MALACARI Miniature Golf Course – Preliminary Land Development Plan Having met all requirements:

Motion to approve **WAIVER of Section 131-503.A(10)** – Waive the requirement to provide additional mapping described in this section (a,b,c) of the Ordinance. The mapping required, site context map, existing resources and site analysis plan and a preliminary resource impact and conservation plan would normally be submitted for much larger projects. There are no existing resources within 200’ of the site that would qualify to prepare an existing resource and site analysis plan. We believe this is required mostly on larger land development and residential projects. The same applies to the requirement to prepare a preliminary resource impact and conservation plan. None of these items should be required on a small land development project. This project is located on a small parcel of land next to a restaurant and an ice cream shop with limited disturbed area.

Motion to approve **WAIVER of Section 131-503.H(4)** – Waive the requirement to provide additional locations of trees over 6” in diameter. The limited number of trees on site are located in the rear of the property and are within an area designated as not to be disturbed. Locating the trees greater than 6” in diameter in this area would be cumbersome and not of any value to the overall project. Most of the trees along the property lines will remain undisturbed and are outside of the limit of disturbance. Since most of the trees will remain, there is no need to identify trees greater than 6” in diameter.

Motion to approve **WAIVER of Section 127-305.H** – The underground bed drains the 2-year storm in approximately 13 hours. The existing soils on site have a better than average infiltration rate which will allow the underground bed to drain in less than the required 24 hours.

Motion to approve **WAIVER of Section 131-613.A** – Waive the requirement to provide concrete curbing in the parking lot. More than half of the parking lot will have concrete curbing to control traffic and for channeling stormwater runoff. The remainder of the parking spaces near the sidewalk will have bumper blocks for ease of foot traffic movement between the parking lot and the sidewalk.

Motion to approve **WAIVER of Section 131-614.F** – Waive the requirement to provide a landscape plan that is signed and sealed by a licensed landscape architect. The Owner is working with a local Landscape Contractor to provide a plan for the interior shrubs and bushes that are planned for the mini golf course. It would be an extreme, unnecessary added expense to have to find a licensed landscape architect to design the plantings.

Motion to approve the Preliminary Land Development Plan of Ruby Pup, LLC – Malacari Miniature Golf Course.

HERITAGE OAKS/Major Subdivision/Preliminary Land Development Plan This remains a work in progress. The current extension has an expiration date to February 18, 2022.

COMMENTS FROM THE PUBLIC:

NEXT REGULAR WORK SESSION

Tuesday, February 1, 2022 at 7:00 PM
6:30 PM Executive Session

NEXT REGULAR MEETING

Tuesday, February 15, 2022 at 7:00 PM
6:30 PM Executive Session

ADJOURNMENT