

**FEBRUARY 15, 2021
WRIGHT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

CALL TO ORDER

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

MINUTES OF THE JANUARY 4, 2022 ORGANIZATION MEETING, THE JANUARY 6, 2022 SPECIAL MEETING AND THE JANUARY 18, 2022 REGULAR MEETING. Motion to approve

CORRESPONDENCE: Matthew G. Boyd, Esquire, Ufberg & Associates LLP correspondence regarding Hillcrest Estates – Major Subdivision Application

STANDING COMMITTEE REPORTS: Environmental Advisory Committee
Zoning Hearing Board

OLD BUSINESS: HILLCREST ESTATES – Preliminary/Final Major Subdivision In accordance with conditions set forth in the attached Memorandum of Understanding between the Wright Township Planning Commission, One More on The Mountain Top, LLC and W-Cat, Inc., motion to accept the Preliminary/Final Major Subdivision of Hillcrest Estates and the plans submitted November 19, 2022.

HERITAGE OAKS/Major Subdivision/Preliminary Land Development Plan This remains a work in progress. The current extension has an expiration date to May 19, 2022.

NEW BUSINESS: CARDINAL IG – WBIG Plant Expansion – Preliminary Land Development Plan Plans submitted by Matthew Walsh, P.E., Colwell-Naegele Associates, Inc. on February 8, 2022. This has been processed for reviews. The current expiration date is May 9, 2022.

COMMENTS FROM THE PUBLIC:

NEXT REGULAR WORK SESSION

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

NEXT REGULAR MEETING

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

ADJOURNMENT

ORGANIZATION MEETING – January 4, 2022

The annual organization meeting of the Wright Township Planning Commission was called to order at 6:15 pm on the above date at the Wright Township Municipal Building. Members present were Anthony D'Angio, Kyle Goyne, Robert Hollands, and Thomas Urosevich. David Hollock was absent. The meeting was advertised in the Citizens Voice.

Mr. D'Angio made a motion to elect Robert Hollands Temporary Chairman, seconded by Dr. Urosevich. All were in favor.

Dr. Urosevich made a motion to elect Anthony D'Angio Chairman, seconded by Mr. Hollands. All were in favor.

Mr. Hollands made a motion to elect Dr. Thomas Urosevich Vice Chairman, seconded by Mr. D'Angio. All were in favor.

Dr. Urosevich made a motion to elect David Hollock Secretary, seconded by Mr. Hollands. All were in favor.

Mr. D'Angio made a motion to elect Robert Hollands Assistant Secretary, seconded by Dr. Urosevich. All were in favor.

Mr. D'Angio made a motion to appoint Anthony D'Angio Liaison to the Environmental Advisory Council, seconded by Dr. Urosevich. All were in favor.

Mr. D'Angio made a motion to appoint Thomas Urosevich Liaison to the Zoning Hearing Board, seconded by Mr. Hollands. All were in favor.

Dr. Urosevich made a motion to have the commission's regular meetings held the third Tuesday of each month at 7:00 pm with executive review sessions starting at 6:30 pm at the Wright Township Municipal Building, seconded by Mr. Hollands. All were in favor.

Mr. Hollands made a motion to have the commission's work sessions held the first Tuesday of each month at 7:00 pm with executive review sessions starting at 6:30 pm at the Wright Township Municipal Building, except in May wherein the Regular Meeting and Executive Review Session will be held the third Wednesday, seconded by Dr. Urosevich. All were in favor.

Dr. Urosevich made a motion to adjourn, seconded by Mr. D'Angio. All were in favor.

Respectfully submitted,

Robert Hollands, Assistant Secretary

SPECIAL MEETING – JANUARY 6, 2022 A special meeting of the Wright Township Planning Commission was held on 1/6/2022. Mr. D’Angio called the meeting to order at 7:00 PM. Mr. Hollock called the roll: Anthony D’Angio, Kyle Goyne, Robert Hollands, David Hollock and Tom Urosevich were present.

HILLCREST ESTATES/Preliminary-Final Major Subdivision Motion for conditional approval or disapproval of Hillcrest Estates/Preliminary-Final Major Subdivision.

A Motion was made by Mr. Hollock to amend the Motion for conditional approval of Hillcrest Estates/Preliminary-Final Major Subdivision to include the wording, “conditioned upon Planning Commission Engineer Dan Wilusz’s review letter dated December 6, 2021, seconded by Mr. Hollands. Roll call vote: unanimous.

A Motion for conditional approval of Hillcrest Estates/Preliminary-Final Major Subdivision conditioned upon Planning Commission Engineer Dan Wilusz’s review letter dated December 6, 2021 was made by Mr. D’Angio, seconded by Mr. Hollock. Roll call vote: unanimous.

WAIVER #1:

Motion to approve Waiver #1 was made by Mr. Hollock, seconded by Mr. D’Angio. Roll call vote: unanimous.

131-605.J(2) – This is a requirement to have the area at the end of each cul-de-sac free from driveways for the width of the cartway extended through the run-around area of the cul-de-sac. We request a waiver for Lot 21 to have a driveway within the extended cartway of the Olivia Way cul-de-sac.

We have revised the arrangement of the Austin Lane cul-de-sac to comply.

DEVELOPER JUSTIFICATION:

- a. This section appears to intend that adequate area be maintained opposite the throat of the cul-de-sac for maintenance activities such as snow plowing;
- b. The original approved Plan does not meet this requirement and proposed “snowplow lanes” in alternate areas of the cul-de-sac;
- c. A snow storage easement has been provided that are respective of an efficient lot layout at the end of each cul-de-sac, meeting the intent of this section. This is between the driveways of lots 20 and 21; and
- d. The roadways are intended to remain private and not maintained by the Township.

WAIVER #2:

Motion to approve Waiver #2 was made by Mr. Hollock, seconded by Dr. Urosevich. Roll call vote: unanimous.

131-503.A(10) – This is a requirement for the applicant to submit planning elements along with the application, including, including a Site Context Map, an Exiting Resource and Site Analysis Plan, and a Preliminary Resource Impact and Conservation Analysis.

DEVELOPER JUSTIFICATION:

- a. We include most of these elements in our plan set, but they are a tool for planning purposes, and the site improvements of the project have already been constructed, negating the reason to develop such maps and plans; and
- b. We have provided previously approved “Sanctuary Land Development” plans that generally included the requirements for each of these plans and analysis.

WAIVER #3:

Motion to make a motion to add a motion to not be within 50 feet of any intersection and for driveways not to be within 10 feet of a property boundary to be adjusted to be practical with the Township Zoning Ordinance with no driveways within any corners of any intersection was made by Dr. Urosevich, seconded by Mr. D’Angio. Roll call vote: Mr. D’Angio, Mr. Goyne, Mr. Hollands and Dr. Urosevich, yes. Mr. Hollock, no. Motion passed.

Motion to approve Waiver #3 as written – no unanimous. Motion failed.

131-605.J(1) – This is a requirement for driveways not to be within 50 feet of any intersection and for driveways not to be within 10 feet of a property boundary.

We have adjusted all driveways to complete with the 10-foot offset requirement.

We are requesting a waiver for the centerline of the driveways of Lots 25, 51, 52, 61 and 74 to be within 50 feet of the nearest ROW line of an intersection. We have adjusted lots 26, 60 and 67 to be in compliance.

DEVELOPER JUSTIFICATION:

- a. Several units approved with the original Plan including associated infrastructure are installed within 50’ of the project intersections;
- b. The proposed driveway configurations will not create adverse traffic conditions as all intersections are stop controlled with speed limits appropriate for local roads;
- c. The lots all meet the minimum zoning requirements for lot frontage and lot width, and this section would unduly increase the minimums in the zoning ordinance; and
- d. With respect to the 50’ distance requirement between driveway centerlines and intersection road ROW’s: Driveway locations of lots 26, 60 and 67 can be adjusted to ensure maximum practical compliance with the Ordinance, leaving only lots 25, 51, 52, 61 and 74 as non-compliant.

WAIVER #4:

Motion to approve Waiver #4 did not receive a motion or a second. Motion failed.

131-605.E(3)(b) – This is a requirement for all lots fronting on the arc of a cul-de-sac street to have a frontage as measured along the length of the arc which results in a minimum chord length of 75 feet.

We have eliminated a lot at the end of August Lane, bringing the number of lots on each cul-de-sac down to four. Lots 19, 22, 39 and 42 all have frontage outside of the “bulb” of the cul-de-sac, and therefore do not require a waiver from this requirement. We are requesting a waiver for Lots 20, 21, 40 and 41 to have less than a 75-foot chord length. These lots have the following chord lengths for the 40’ radius ROW and a typical 50-foot radius ROW.

LOT #	Proposed 40-foot Radius ROW Chord Length	Typical 50-foot Radius ROW Chord Length
20	39.36’	49.00’
21	47.32’	59.04’
40	52.96’	66.20’
41	43.94’	60.99’

DEVELOPER JUSTIFICATION:

- a. The proposed lot arrangement reduces the number of units located on Austin Lane (7 approved/4 proposed) and Olivia Way (6 approved/4 proposed) as compared to the approved Plan;
- b. This requirement would result in only two (2) lots being permitted on each cul-de-sac;
- c. This requirement is in direct conflict with the minimum lot width (60’) requirement listed in the zoning ordinance. In addition, the minimum lot width is measured at the minimum

front yard setback line, therefore on a cul-de-sac this results in a smaller length than said minimum at the right-of-way;

- d. This requirement is made further restrictive by the unique right-of-way required (6" behind back of curb) to retrofit this particular development to a fee-simple proposal; and
- e. We have proposed to eliminate a lot to reduce the number of lots requiring the waiver, and to limit the number of lots with any frontage on the "bulb" of the cul-de-sac to four.

WAIVER #5:

Motion to approve Waiver #5 was made by Dr. Urosevich, seconded by Mr. Hollock. Roll call vote: unanimous.

131-304.A – This is a requirement for major subdivisions and land developments to go through preliminary approvals prior to final approvals. We are seeking to obtain preliminary and final approval together.

DEVELOPER JUSTIFICATION:

- a. This project is not intended to be Phased. A phased plan would result in the need for separate Final Plans and a corresponding staging of improvements. These Final Plans would each need to be individually recorded, and possess improvements guarantees specific to each;
- b. The improvements that would typically need to be secured, whether the project is phased or not (public improvements) have already been installed, negating the need for significant amounts of financial security associated with the development of this size; and
- c. Financial guarantees will be provided to the Township in a form acceptable to the Township Solicitor for any public improvements needing to be secured as reviewed by the Township Engineer.

COMMENTS FROM THE PUBLIC: None.

ADJOURNMENT Motion for adjournment was made by Mr. D'Angio, seconded by Mr. Hollands. Roll call vote: unanimous.

Respectfully submitted,

David Hollock, Secretary

REGULAR MEETING – JANUARY 18, 2022 The regular monthly meeting of the Wright Township Planning Commission was held on 1/18/2022 via Zoom platform. Carolyn Sromoski conducted the meeting from the Township building to accommodate any walk-ins. It was noted that executive session was held prior to regular meeting. Mr. D’Angio called the meeting to order at 7:00 PM. Mr. Hollands called the roll: Anthony D’Angio, Kyle Goyne, Robert Hollands and Tom Urosevich were present. Dave Hollock was absent. Motion to accept the Minutes of the December 21, 2021 regular meeting was made by Mr. Hollands, seconded by Dr. Urosevich. Roll call vote: unanimous.

CORRESPONDENCE: None

STANDING COMMITTEE REPORTS: **Environmental Advisory Council** – Nothing to report.

Zoning Hearing Board – Nothing to report.

OLD BUSINESS:

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

Motion was made by Dr. Urosevich 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, seconded by Mr. Hollands. Roll call vote: unanimous.

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 was made by Dr. Urosevich 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, seconded by Mr. Hollands. Roll call vote: unanimous.

Motion was made by Mr. Hollands 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, seconded by Dr. Urosevich. Roll call vote: unanimous.

Motion was made by Dr. Urosevich 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, seconded by Mr. Hollands. Roll call vote: unanimous

Motion was made by Mr. Hollands to approve **WAIVER of Section 131-614.F** – Waive 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, seconded by Dr. Urosevich. Roll call vote: unanimous.

Motion was made by Dr. Urosevich to approve the Preliminary Land Development Plan of Rob & Melissa Holdings, LLC/Mountain Express Trucking, seconded by Mr. Hollands. Roll call vote: unanimous.

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

Motion was made by Mr. D’Angio 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, seconded by Dr. Urosevich. Roll call vote: unanimous.

Motion was made by Mr. Hollands 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, seconded by Mr. D’Angio. Roll call vote: unanimous.

Motion was made by Dr. Urosevich 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, seconded by Mr. Hollands. Roll call vote: unanimous.

Motion was made by Mr. Hollands 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, seconded by Mr. D’Angio. Roll call vote: unanimous.

Motion was made by Dr. Urosevich 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, seconded by Mr. D’Angio. Roll call vote: unanimous.

Motion was made by Dr. Urosevich to approve the Preliminary Land Development Plan of Ruby Pup, LLC – Malacari Miniature Golf Course, seconded by Mr. D’Angio. Roll call vote: unanimous.

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

COMMENTS FROM THE PUBLIC: None

Mr. D'Angio announced the Planning Commission's next regular work session will be Tuesday, 2/1/22 at 7:00 PM via in-person at the Township building, with a 6:30 PM Executive Session and the next regular monthly meeting will be Tuesday, 2/15/22 at 7:00 PM via Zoom with a 6:30 PM Executive Session. The Planning Commission Administrator will attend Zoom meetings from the Township building to accommodate any public interested in attending.

Mr. Hollands made a motion to adjourn, seconded by Dr. Urosevich. Roll call vote: unanimous.

Respectfully submitted,

Robert Hollands, Assistant Secretary