

Minutes of the Meeting  
September 21, 2021

Meeting called to order: 6:34 PM

Roll Call of Members: Lou Hall, John McGuire, Dr. Clem McGinley, Joe Micko, Nancy Porambo  
Missing: Joanne Klitsch, Bob Schaninger

Visitors Present: Kerry Good, Ed Kanick (Sub-division Lentz Trail), Darren Heckman & Virginia Kanick,  
James Dougher. Enrico (Rick) Cesarini, Engineer for James Dougher

**John motioned to approve the July minutes with minor edits, Lou seconded, all approve.**  
**John motioned to approve the August minutes, no edits, Clem seconded, all approve.**

Greg Strubinger – Sewage planning module – Lou indicates the plan is in order, all is consistent with the Saldo and the tests on all 6 reading are within guidelines. There were no known impacts from game commission and other commissions.

Clem motioned to approved the sewage planning module as presented, John seconded, all in favor, motion carried.

James Dougher has the parking lot at 151 West Broadway. James's engineer is on the phone during this meeting. He was hoping to go through his plans, point by point, and determine the next step. He is referred to a letter dated September 14, 2021.

#1 R4 zone. Revised plan is to be noted.

#2 chained-link fence with privacy slats is proposed, opaque, so you can't see in it.

#3 located within buffer strip (min. width 5'). He asked Keri if he is to put a fence on the existing wall.

He said there is no means to put 5' buffer, he's assuming it's for vegetation. Dougher engineer: It could be a fence, a wall or planting materials. Engineer Good indicated he would have to re-read the requirement again. He said he has to leave it to the zoning officer to make a determination. Lou indicated he seems to agree with the ordinance. The PC agrees with Engineer Cesarini.

#5 a standard table should be put on the plan. They can do that.

#6 Outdoor parking areas, with adequate screening.

#7 Sewage with draining – floor drains (2), (4) low spots were identified, a storm sewer piping system will be indicated on the plan.

James said he is connecting the 2 drains to the other 4, grating has been replaced, no modification to existing. Engineer Good said he wants to see the map. James stated the pipes are beneath the concrete.

James indicated he has the permits from DEP. He said they did not disturb the walls of the culvert.

Joe Micko asked about the width of the pipe, 24", 3" PVC (low spots). He said all 6 of the pipes will be able to handle drainage. Recent storms show the project works. Joe Micko asked about snow removal.

James indicated they can push it to the back or put between the stone wall and the building.

Saldo Section of letter dated September 14, 2021.

#1 CC Planning – when they read the ordinance, give 8 copies, that did not happen. He hasn't heard anything from the county. He said someone needs to update things. James was in contact with the CCPC, Lou was copied. James is waiting for fee structure.

#2 Section 390-11 can be reviewed as final plan.

#3 Complies with all land development, copy of PA DEP permits will be submitted to the Borough.

#4 Lot depth exceeds.

#5 Min. 10' turning radius. There is no curb, enough to have a small rise. **He was going to ask for a waiver on it since there is no curbing. They would have to make a new curb that is currently not existing. Keri indicated he's not sure of the condition. He doesn't want it to cause any problems for turning around. The property is 40' in the front. He plans to keep the opening 14'. Lou indicated he will make a recommendation.**

**John motioned, Clem seconded that we will accept James Dougher's engineer's proposal to put posts on each side of driveway per Section 390-13.1.2 of the Saldo.**

#6 Driveway permit from PennDOT, plans should indicate state route number (done). Permit is required for the proposed driveway (they put it in a note form on the plan)

#7 Any lighting on property? He is not proposing any. He said he believes there is enough lighting in the area.

#8 Property boundaries need to be shown on the plan. It's an old deed. The way it's written, verbiage is not clear. The engineer said he would have to engage a surveyor. The engineer said he would like to ask for a waiver. Lou said he can get copies of the adjoining property deeds, it will give both sides and he would suggest they make a note acknowledging the boundaries based on those plots.

#9 A waiver will be needed.

**John motioned to waive the contours intervals of 2' per our section 390-20-B.6 & 7. Clem seconded. All in favor. Motion carried.**

#10 Plans will list names on abutting property owners.

General comments:

#1 Completed

#2 Drawings updated

#3 Calculations should be provided to confirm the capacity of the new storm drain system for a design year storm. James's engineer asked Engineer Good what calculation he would like to have. He was interested in the piping they put in and that the new drains weren't too small. Engineer Good indicated the engineer's explanation was sufficient.

#4 Correction of the numbers on the parking spots needs to be done from 5-12 to 5-11.

**John motioned to approved the Mauch Chunk Parking, LLC, land development plan with the stipulation they comply with Entech's letter dated September 14, 2021 and address, under zoning comments; #1, 5 & 7 and Saldo comments, #1 & 8. Clem seconded, all in favor, motion carried.**

Kanick Subdivision & Planning Module – Lou suggested they wait to see if the engineer saw the comments from the County Planning. Engineer Heckman would like to give an update as to where they are with their plan. They would like to sub-divide into 4 lots. He would like to go through the letter from Entech.

Saldo comments:

#1 submitted to County Planning. They will review them. They want to do a combined plan. He felt a preliminary/final plan was good. He would like to ask for a waiver before going to a final. Three lots of less, there is an acreage as well for that, this project exceeds both. Engineer felt their plan is minor. Lou suggested they will not make the recommendation to join preliminary and final.

State highway noted they are on the plan.

#4 Depth to width ratio – width vs. lot is not to exceed 2 ½ to 1 ratio . They do exceed it. He felt it is the most efficient way to do this. He is requesting a waiver from Planning. Lou indicated we haven't had enough time to assess since the CC Planning comments and not enough time to give a variance to something that hasn't been reviewed. We will table the waiver for now.

**Clem moved to table the lot depth to width, section 390-13-F3 till next meeting, John seconded. Motion carried.**

#7 Sewage disposal – lot is suitable. Been submitted to Borough for approval.

Kanick's want to offer lots for sale. They are not developing 3 acre lots in size. It's unclear where someone will build on the lot as long as they're ok with zoning board.

Zoning Comments –

There is a section in zoning. They are in S District. If they are within ½ mile of a creek, they will need to be attached to public sewer. Edward Gulla is unable to provide sanitary sewer to the site. They are going forward to look into on-lot sewage disposal.

Option to ask for a variance. Since the Borough cannot offer sewer, they have been told to go to on-lot. He needs relief from the zoning hearing board. Lou said study was adopted in 1978 and he has talked with Mr. Good, 1974 is the date of the ordinance. It needs to be updated. Lou indicated Lake Harmony's Lake has been devastated because of the sewage system. The engineer indicated these lots are far enough away and wouldn't cause this problem.

The engineer wants to meet with Borough Council. John said he must go to zoning first. He indicated a change to the ordinance has to come from PC. He wants to bring the Borough Council up-to-date. He states Mr. Kanick has an additional 40+ acres and plans to develop them as well.

John suggested he check with Maureen and be put on the Borough's agenda. Council meeting, 1<sup>st</sup> Thursday October is an administration meeting and would be a good time to get on the agenda.

John had concerns about "farm animals" being allowed on the property based on the size of the lot. At the time this was written, they didn't want any pollution of the water.

**John motioned to table the Kanick sub-division plan, Clem seconded, motion carried.**

### **Motions – September 21, 2021**

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John motioned to approve the August minutes, no edits, Clem seconded, all approve.

Meeting adjourned 8:20 PM John motioned, Clem seconded. All in favor.  
John motioned, Clem seconded that we will accept James Dougher's engineer's proposal to put posts on each side of driveway per Section 390-13.1.2 of the Saldo.

John motioned to waive the contours intervals of 2' per our section 390-20-B.6 & 7. Clem seconded. All in favor. Motion carried.

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