

**EAST PENN TOWNSHIP
PLANNING COMMISSION
MINUTES
Regular Meeting
March 17, 2021**

The East Penn Township Planning Commission conducted their March 17, 2021 meeting at the East Penn Township Community Center. Chairman Kuehner called the meeting to order at 7:00 PM.

Commission Members Present: Chairman Gary Kuehner
Vice-Chairman Ted Snyder
Member Robert M. Kleintop, Jr.
Vacancy

Commission Members Absent: Member Jonathan Ammary

Other Township Officials Present: Planning Commission Solicitor Jason Rapa, Esq.

Visitors Present: David Hauser, Casey Hauser and Dean Zimmerman

Press Present: none

Courtesy of the Floor: none

MINUTES:

Ted Snyder made a motion, seconded by Robert M. Kleintop, Jr. to approve the re-organization and regular minutes from the February 3, 2021 meeting as submitted. AIF.

Courtesy to the Floor (other than Subdivisions): none

Training & Correspondence is distributed as received.

Subdivisions / Land Development:

◆ **David J. & Rose Marie Hauser- Keystone Engineering:**

Proposed Minor Subdivision to create one (1) new residential building lot of 10.2 acres (Lot 2), with a remaining 22.9 remaining acres with one (1) residential dwelling (Lot 1), total area is 33.250 acres.

Lot 2 is proposed for the creation of a new residential lot which will be served with an on-lot well and on-lot septic.

Lot 1 will be retained by the owners, with existing residential use, consisting of existing on-lot water and on-lot septic. The existing stone dwelling and mobile home on the lot are both non-conforming structures in terms of front yard setbacks.

Carbon County Planning Commission found minor areas of non-compliance therefore recommended plan approval conditional upon their comments being addressed prior to plan recording per their review letter dated 3/16/21.

The Planning Commission addressed the comments received from Greg Haas, Carbon Engineering's letter dated 3/11/21 as follows:

SALDO:

1. The Plan shall be submitted by the Applicant to the Carbon County Planning Commission for review and their comments and recommendation on the Plan provided. [Sec. 2.301.C.4 and 2.401.G.4] – **Received March 16, 2021**
2. A recreation area shall be proposed due to the addition of one (1) future dwelling unit. In lieu of dedicating land, a cash contribution may be made to the Township. [Sec. 3.205. and Sec. 4.900.]- **The Developer will donate \$550.00 according to the 2021 Township Fee Schedule.**
3. Approval of a sewage facilities planning module shall be obtained for this subdivision. A copy of the approval letter from the PA DEP shall be provided. [Se. 3.206.]- **The Planning Commission Secretary will mail to DEP once signatures and check are submitted/received.**
4. An easement for the “unnamed tributary of Lizard Creek” shall be shown and labeled on the Plan through the proposed Lot No. 2 area. The line designating the centerline of the watercourse does not seem correct based on the existing contours. The watercourse location shall be verified in the field and shown correctly on the Plan. [Sec. 3.207.D. and Sec. 5.102.A.8] (same as SWM Ord. comment #2)- **Will need to be done.**
5. A note shall be provided on the Plan stating that “All future driveways shall be designed and constructed to meet the Township Driveway Ordinance criteria.” [Sec. 3.221.C]- **Will need to be done.**
6. All plans shall be shown at scale of 1” = 50’ or 1” = 60’ and 1” = 200’. [Sec. 5.101.A. and Sec. 5.202.A.] – **Motion was made, see below.**
7. The ‘Surveyor’s Statement’ provided on the Plan shall be signed and sealed by the Plan Preparer. [Sec. 5.102.A.4, Sec. 5.202.A.4, and Sec. 5.202B.3] **Will need to be done.**
8. The entire existing boundary of the property shall be shown on the Plan as determined by an accurate survey in the field. The boundaries of proposed Lot No. 1 are currently shown on the Plan from plotting of the Deed. [Sec. 5.102.A.5 and Sec. 5.202.A.5] **The Surveyor will request clarification from the Township Engineer.**
9. Error or closure computations shall be provided for the two (2) proposed lots. [Sec. 5.102.A.5. and Sec. 5.202.A.5.] **The Surveyor will request clarification from the Township Engineer.**
10. The latitude and longitude coordinates of at least one (1) lot corner shall be indicated on the Plan. [Sec. 5.102.A.5.1] **Will need to be done.**
11. The existing pavement width of West Sunset Road, T-337, shall be indicated on the Plan. [5.102.A.10] **Will need to be done.**

12. Copies of any proposed deed restrictions shall be provided. [Sec. 5.102.A.16 and Sec. 5.202.B.7] **No deed restrictions to provide.**

13. The 'Owners Statement' provided on the Plan shall be signed by the Owners and notarized. [Sec. 5.202.B.2] **Will be done.**

STORMWATER MANAGEMENT:

1. A note shall be provided on the Plan stating, "Prior to any earth disturbance activities within, and the issuance of any building or zoning permit for, proposed Lot No. 2 of this subdivision, a stormwater management analysis and stormwater management/drainage plan shall be prepared and submitted to the Township meeting the requirements of the East Penn Township Stormwater Management Ordinance (Ordinance No. 2007-09)." – **Will be done.**
2. An easement for the "unnamed tributary of Lizard Creek" shall be shown and labeled on the Plan through the proposed Lot No. 2 area. The line designating the centerline of the watercourse does not seem correct based on the existing contours. The watercourse location shall be verified in the field and shown correctly on the Plan. [Sec. 301.E.] (same as SALDO comment #4). – **Will be done.**

GENERAL

1. Copies of draft deeds should be provided for review. – **Will be done.**
2. "Pennsylvania" is misspelled in Note #3.- **Will be corrected.**

****Motion made by Robert Kleintop Jr. seconded by Ted Snyder to recommend to the Board of Supervisors to accept the waiver request for the plan having to be shown at scale of 1" = 50' or 1" = 60' and 1" = 200'. As stated in [Sec. 5.101.A. and Sec. 5.202.A] of the SALDO. AIF. Motion Carried.***

****Motion was made by Robert M. Kleintop, seconded by Ted Snyder to recommend conditional approval of the David J. Hauser and Rose Marie Hauser Minor Subdivision, conditional upon all outstanding review comments, fees and final plans being received. AIF. Motion Carried.***

****Motion made by Ted Snyder, seconded by Robert M. Kleintop Jr. to authorize the signing and sending of the Sewage Facilities Planning Modules to DEP. AIF. Motion Carried.***

UNFINISHED BUSINESS: (none)

NEW BUSINESS: (none)

Adjournment: Being no further business before the Planning Commission, *Robert Kleintop Jr. motioned, seconded by Ted Snyder, to adjourn the meeting at 7:26 PM. MOTION CARRIED, Kuehner, Kleintop, Snyder voting yes.*

Respectfully Submitted,



Jillyan A. Sterling
Secretary