

THESE MINUTES ARE UNAPPROVED AND UNOFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.

## MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, May 9, 2011

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by John Lombardo, Secretary.

Members in attendance were: John Lombardo, Joel Dennison, Jeffrey McGeary, Shannon Miller-Yeakel, and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc. The absence of Chair Michael Hansen and Vice-Chair Pasquale Avolio was noted.

There were five visitors present.

Mr. Lombardo explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

### PLEDGE OF ALLEGIANCE

### MINUTES

Motion was made by Mr. McGeary and seconded by Ms. Miller-Yeakel to approve the minutes of the March 14, 2011 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

### LAKE MACLEOD CONSOLIDATION PLAN

Mr. Kurpakus reported that the Lake MacLeod Consolidation Plan will consolidate two lots in Lake MacLeod into a single building lot.

Mr. McClelland reported there were no engineering comments.

Mr. Jim Spurdute, Spurdute Land Surveying, had no additional comment.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary and final approval of the Lake MacLeod Consolidation Plan, pursuant to the Recording Plan RC1 drawn by Spurdute Land Surveying and dated March 17, 2011. The aye vote on the motion was unanimous. Motion carried.

### SALEM MINISTRIES SUBDIVISION PLAN

Mr. Kurpakus reported that Madia Homes is proposing consolidation of Pittsburgh Bible Institute and Salem Ministries properties, with creation of Lot 1, to create a single building lot.

Mr. McClelland referred to the Lennon Smith Souleret Engineering review of April 18, 2011 and noted several minor outstanding items.

Madia Homes was not represented.

SALEM MINISTRIES SUBDIVISION PLAN (Continued)

Motion was made by Mr. Welter and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Salem Ministries Subdivision Plan dated March 23, 2011, conditioned on compliance with the Lennon Smith Souleret Engineering review letter of April 18, 2011. The aye vote on the motion was unanimous. Motion carried.

LANE-SALEM SUBDIVISION PLAN

Mr. Kurpakus reported that Madia Homes is also proposing the Lane-Salem Subdivision Plan, which will create two single-family building lots through the consolidation of building lots approved with the Heights of North Park Phase 5 Subdivision.

Mr. McClelland reported that the Lennon Smith Souleret Engineering review letter of May 6, 2011 advised there are no outstanding engineering issues with the plan.

Madia Homes was not represented.

Motion was made by Ms. Miller-Yeakel and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Lane-Salem Subdivision Plan pursuant to a Recording Plan prepared by PVE Sheffler and dated April 25, 2011. The aye vote on the motion was unanimous. Motion carried.

BRAD LIVEZEY CONSOLIDATION PLAN

Mr. Kurpakus reported that the purpose of the Brad Livezey Consolidation Plan is to consolidate Lots #1 and #2 of the Hones Plan of Lots. He noted that the plan will eliminate an unused easement and dedicate additional right-of-way to Hill Road.

Mr. McClelland reported that the May 6, 2011 Lennon Smith Souleret letter of review lists several outstanding issues, although Mr. Kurpakus advised they have since been addressed.

Mr. George Henry, All-Points Surveying, was asked if the adjoining property owner has been contacted in regard to the easement elimination and he replied that he was unaware.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Brad Livezey Consolidation Plan, pursuant to a Recording Plan prepared by All-Points Surveying and dated April 20, 2011, conditioned upon: 1) Compliance with the May 6, 2011 Lennon Smith Souleret Engineering letter of review. 2) Satisfaction of Township staff after consultation with the Solicitor on abandonment of the easement. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

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Motion was made by Ms. Miller-Yeakel and seconded by Mr. Dennison to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:20 p.m.