

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

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, June 13, 2011

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Michael Hansen, Chair.

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

There were four visitors present.

Mr. Hansen 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. Lombardo and seconded by Ms. Miller-Yeakel to approve the minutes of the May 9, 2011 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Hansen and Mr. Avolio who abstained due to their absence at that meeting. Motion carried.

THE VILLAGE AT PINE, PHASE IV-B, REVISION 1

Mr. Kurpakus reported that the Village at Pine, Phase IV-B, Revision 1 will create a separate 3.376 acre parcel from the open space area of Phase IV-B in the Village at Pine. He specified that Parcel 4-G-Revision 1 will contain the stormwater facilities and Parcel 4-G-A will be open space and the other portion is to be deeded to Wexford Volunteer Fire Company.

Mr. Firek reported that only minor engineering issues remain.

Mr. Don Trant, Trant Engineering, expressed the applicant's intent to comply with the outstanding issues.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary and final approval of the Village at Pine, Phase IV-B, Revision 1 Subdivision, pursuant to Sheets 1 and 2, drawn by Trant Corporation and dated May 27, 2011, conditioned upon compliance with the June 13, 2011 review of Lennon Smith Souleret Engineering. The aye vote on the motion was unanimous. Motion carried.

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THE VILLAGE AT PINE, PHASE V-A, REVISION 1

Mr. Kurpakus reported that the Village at Pine, Phase V-A, Revision 1 will modify the width of Lots 501 through 517 by reducing lots in this area from 17 to 13 and modify utility easements to accommodate the new lot lines and home locations.

Motion was made by Mr. Avolio and seconded by Mr. Dennison to recommend to the Board of Supervisors, final approval of the Village at Pine, Phase V-A, Revision 1, pursuant to Cover Sheet drawn May 27, 2011, C102 drawn March 19, 2010 and revised May 27, 2011, C103 drawn March 19, 2010 and revised May 27, 2011, C104 drawn March 19, 2010 and revised May 27, 2011, Sheet 1 of 2 drawn May 27, 2011, Sheet 2 of 2 drawn May 27, 2011, C201 drawn March 19, 2010 and revised May 27, 2011, C202 drawn March 19, 2010 and revised May 27, 2011, C204 drawn March 19, 2010 and revised May 27, 2011, C301 drawn March 19, 2010 and revised May 27, 2011, C302 drawn March 19, 2010 and revised May 27, 2011, C501 drawn March 19, 2010 and revised May 27, 2011, C502 drawn May 19, 2010 and revised May 27, 2011, C504 drawn March 19, 2010 and revised May 27, 2011, L101 drawn March 19, 2010 and revised May 27, 2011, L102 drawn March 19, 2010 and revised May 27, 2011, L105 drawn March 19, 2010 and revised May 27, 2011, and CPP-5 drawn June 18, 2010 and revised May 27, 2011, all drawn by Trant Corporation, conditioned upon all prior conditions of Phases V and V-A approvals. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Dennison and seconded by Mr. Welter to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:10 p.m.