

THESE MINUTES ARE NOT CONSIDERED OFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, December 12, 2011

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by Michael Hansen, Chair.

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

There were two 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 Mr. Welter to approve the minutes of the September 12, 2011 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

NORTH WAY COMMUNITY CHURCH – Plan of Lots No. 3 Subdivision

Mr. Kurpakus reported that the purpose of the North Way Community Church Subdivision is to subdivide property of the church for creation of one additional 8.4-acre commercial building lot. He noted that the lot would be subject to future land development review.

Mr. McClelland noted that two minor items on the December 12, 2011 Lennon Smith Souleret Engineering letter of review have been addressed by the applicant.

Mr. David Lucci, Victor-Wetzel Associates, had nothing to add to the review.

Motion was made by Mr. Avolio and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary and final approval of the Recording Plan drawn by Gateway Engineers and dated November 16, 2011, with the following conditions: 1) A note is to be included on the plan, indicating that as no development is proposed at this time, future land development is subject to the zoning and land development Code. 2) Parking on Lot 104 shall not be used for parking on Lot 1R until the Township has received an executed copy of the shared parking agreement. The aye vote on the motion was unanimous. Motion carried.

ZONING ORDINANCE – Oil and Gas Well Drilling

Mr. Kurpakus reported that staff continues preparation of a zoning ordinance amendment to address oil and gas well drilling operations.

Motion was made by Mr. Avolio and seconded by Mr. Welter to table review of a zoning ordinance amendment to address oil and gas well drilling operation. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

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

The meeting adjourned at 7:20.