

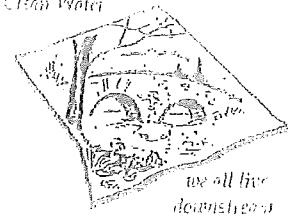
# Eldred Township Planning Commission

MURFORD COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek  
Secretary



## Planning Commission Minutes Organizational and Regular Meeting January 13, 2021

On Wednesday, January 13, 2020 the Eldred Township Planning Commission met in its Organizational and regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. Due to the Covid 19 restriction of limited seating, the meeting was held both in person and through the Microsoft Teams interactive application.

**In Attendance:** In attendance were planners Robert Boileau, Donna Mikol, Scott Clark, Mike Kolba, Megan Yarashas, Solicitor Michael Gaul and by phone, James Leiding.

**Call to Order:** The meeting was called to order at 7:00 by previous Chairman Robert Boileau.

### **Nomination of Officers:**

- There was a motion by James Leiding and seconded by Mike Kolba to reappoint Robert Boileau as Chairman, Donna Mikol as Vice-Chairman and Scott Clark as Secretary. Motion carried (6-0).

### **Meeting Date and Time for 2021:**

- There was a motion by Robert Boileau and seconded by James Leiding to affirm the meeting date and time as the second Wednesday of each month at 7:00 P.M. at the Municipal Building. Motion carried (6-0).

### **Approval of the Minutes:**

- There was a motion by Robert Boileau and seconded by Scott Clark to approve the minutes of December 9, 2020. Motion carried (6-0).

### **Old Business:**

Kocher/ Borger Minor Subdivision:

- There was a motion by Robert Boileau and seconded by Megan Yarashas to accept a letter from Keystone Engineering waiving the 90-day requirement for a decision on the submitted plan. Motion carried (6-0).

Sterling Borger presented to the Board an informal sketch of the proposed subdivision with changes marked and asked the opinion of the Planners on these changes. Solicitor Gaul and Mr. Boileau explained that the new lots must meet the requirement of our Zoning and SALDO Ordinances and the due to a building close to the proposed new lot line, that this plan would not be approved.

Mr. Borger had a concern about the proposed easement interfering with his use of his property. Mr. Gaul pointed out that although the lot line would change (on paper) the entire easement would be deeded to Mr. Borger, so in fact, he would not be losing any property and no change was required in the current use.

Solicitor Gaul also asked who the Authorized Representative of the estate was. Mary Lou Kocher (present) said she is the executrix .

**Dollar General:** Mr. Boileau read the determination letter from SFM Consulting (Zoning) approving the number of parking places proposed for the project (30), which exceeded the minimum number by 3.

**New Business:** There was discussion about a Village Overlay District in the business area of Kunkletown. (Kunkletown Rd.) Megan Yarashas presented a proposed sign Ordinance for such a District.

Mr. Boileau said he feels that creating a plan for future growth of the area was a bigger project than just creating a new sign ordinance. He stated a committee should be formed to research, review and plan this change. He suggested that within such an Overlay District, uses need to be defined, perhaps building type, size and design should be considered and the overall idea needs to be more thoroughly thought out.

Solicitor Gaul suggested that the Township may wish to apply for grant funding for a study of this nature.

Mike Kolba added that while creating a "Business District" is a worthwhile project, the Township would then need to have a plan to attract businesses and fund any public projects with that will support that goal.

Mr. Boileau restated that it will be the uses not simply signage that will create a "village" atmosphere.

Review of Ms. Yarashas proposed Ordinance was tabled, pending further discussion.

Mr. Boileau will compose a letter to the Board of Supervisors suggesting this project will require a committee or other advisory Board.

**Adjournment:**

- There was a motion by Mike Kolba and seconded by Megan Yarashas to adjourn. Motion carried (6-0). Meeting adjourned at 8:25.

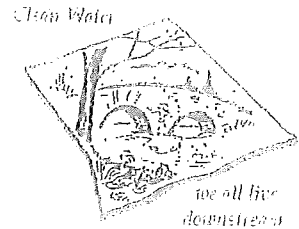
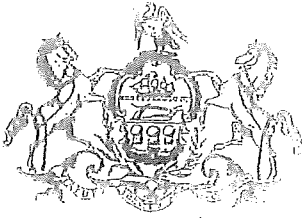
Respectfully submitted.

E. Ann Velopolcek, Recording Secretary

# Eldred Township Planning Commission

WILKES COUNTY, PENNSYLVANIA

Ann Velopolcek  
Secretary



## Planning Commission Minutes February 10, 2021

On Wednesday, February 10, 2021 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, Pa. The meeting was held both in person and virtually using the Microsoft Teams application.

**Call to Order:** The meeting was Called to Order by Chairman Robert Boileau at 7:00 P.M.

**In Attendance:** In attendance were Robert Boileau, Chairman; Donna Mikol, Vice-Chairman, Scott Clark, Michael Gaul Solicitor and virtually, James Leiding and Brien Kocher, Engineer.

**Also In Attendance:** Also in attendance were Supervisors JoAnn Bush and Gary Hoffman, Justin Lang, Justin Ross and Travis Martin of LIVIC for Dollar General, (virtually) and Steve Hawk ( Keystone Engineering) for the Moyer property at Kuehner Fields.

### **Approval of the Minutes:**

- There was a motion by Scott Clark and seconded by Donna Mikol to approve the minutes of January 13, 2021. Motion carried (4-0).

Mr. Boileau announced the resignation of Michael Kolba from the Planning Commission.

### **Old Business:**

**Revision of an approved subdivision, Lots 18,19,20,21.** – Steve Hawk appeared for the applicant. Mr. Hawk advised the commission that he has a revised NPDES permit into the MCCD. Hanover Engineering has provided a review letter date February 5, 2021.

Mr. Hawk questioned the requirement for the improvement construction guarantee. (item 10). Mr. Kocher explained that the subdivision has an improvement agreement as part of the original NPDES permit.

Solicitor Gaul stated that it will need to be determined who will be responsible to the on-lot post construction storm water management and maintenance.

Mr. Hawk has proposed infiltration berms in place of the infiltration basin shown on the plan.

Solicitor Gaul said that an wastewater management agreement should be signed, and that there should be a revision to the developers NPDES permit, making the lot owners responsible for their own NPDES plan and maintenance.

Mr. Hawk then proposed a waiver for the proposed driveway as it will cross property lines and not meet setback requirements.

There was discussion about a Home-Owners Association (HOA), which was referenced on the plan. The HOA was organized when the subdivision was first approved. Bylaws were written but no organization exists.

There were some other notes on the plan that regarding a conservation easement area, and whether those lots should sign the plan due to the changes.

Solicitor Gaul suggested a change of wording for those notes that reference lot(s) that are not affected by the proposed amendment to the original subdivision plan..

Brien Kocher said that he believes the Township should make sure the HOA is functioning as it has responsibilities as noted in its organization documents.

After lengthy discussion:

- There was a motion by Robert Boileau and seconded by Donna Mikol to recommend a conditional approval of the plan to the Eldred Township Supervisors.

The conditions are;

A modified NPDES plan including an Erosion and Sediment Control Plan

A satisfactory review by the Solicitor of the HOA documents

A revision of any plan notes as recommended by the Township Engineer and Solicitor

An improvement construction and maintenance agreement

A post construction storm water management plan

Financial security acceptable to the Township Solicitor for the required improvements

Compliance with the comments of the Hanover Review Letter of February 5, 2021

Motion carried (4-0).

- There was a motion by Scott Clark and seconded by James Leiding to accept an extension request of Keystone Engineering until May 31, 2021. Motion carried (4-0).

Dollar General:

Justin Ross gave an overview of the project. There was some discussion about the details of the project. Mr. Boileau asked about the truck entrance,

Brien Kocher asked if turning templates were available and was told they would be delivered to the Township.

Solicitor Gaul asked for a reciprocal easement agreement to appear on the plan.

Mr. Boileau expressed his concerns about truck traffic. He has spoken to representatives from the CJERP group and they all have issues with this problem, and he pointed out that at this location on Kunkletown Rd. there is no place for extra trucks to park off road.

The developers will look at that and add an extra lane.

Mr. Ross discussed landscaping and requested the following waivers:

- (i) maintain the existing buffer on the west side, rather than cut it down.
- (ii) not install islands between parking spaces, and in place of the islands, add landscaping in other areas.
- (iii) Not plant 5 trees in the front of the property, as it would block the building from sight
- (iv) Use the embankment (on Kunkletown Rd.) instead of plantings

Solicitor Gaul asked Dollar General to supply a comparison plan which would depict (i) the plantings as required by the Ordinance and (ii) the landscaping if the waivers are granted.

Mr. Kocher will address this in his review.

Mr. Boileau asked if the company uses a landscape service.

Mr. Ross stated that he had a meeting with MCCD and they requested one outlet into the creek which would require a modification of the plan.

Mr. Boileau asked who the contact person for third party inspection would be. Mr. Lang responded that he would be that contact.

Mr. Hoffman asked about fire suppression, fire alarms and propane storage tanks.

Mr. Ross answered that there is a propane tank, and alarms but there will not be sprinklers.

There was brief discussion about having a standpipe.

435 Duke Lane: Solicitor Gaul said that Mr. McGlynn (Zoning Officer) will withdraw his Notice of Violation since a Certificate of Non-Conformity was issued and that would end the appeal. The applicant is still required to apply for a permit and comply with the STR Ordinances.

Lot Joinder: Burger Parcels 06/3/1/23/7 and 06/3/1/23-5

There was a brief discussion about the request for a lot joinder. There were no objections.

Solicitor Gaul will prepare a Resolution.

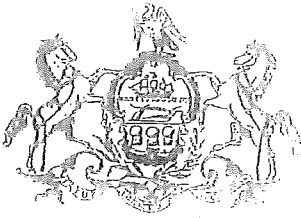
**Other: Agritourism:** Mr. Boileau described the discussion at CJERP regarding agritourism. Mr. Boileau believes the Township might wish to have its own Ordinance with only the definitions being consistent with the CJERP townships since this is not a shared use. Mr. Boileau will take this back to CJERP for simplification.

**Adjournment:** There being no further business:

- There was a motion by Scott Clark and seconded by James Leiding to adjourn. Motion carried (4-0), Meeting adjourned at 9:10 P.M.

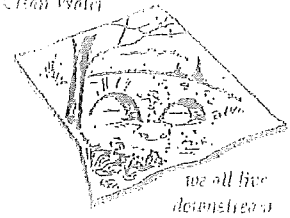
# Eldred Township Planning Commission

MCADDE COUNTY, PENNSYLVANIA



Ann Velopolcek  
Secretary

John Waler



## Planning Commission Minutes April 14, 2021

On Wednesday, April 14, 2021 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. Due to the Governor's restrictions during the COVID-19 pandemic emergency, the meeting was held both in person and virtually through the Microsoft Teams application, including telephone option.

**Planning Commissioners In Attendance (all in -person):** Robert Boileau, Chairman; Donna Mikol, Vice-Chairman; Scott Clark; Cathy Martinelli' Megan Yarashas; and James Leiding.

**Others in Attendance (In person or virtually):** Solicitor Michael Gaul, Travis Martin, Justin Lang and Justin Ross, Livic Civil (for Dollar General); David Martino (for Kraus); Supervisors JoAnn Bush and Gary Hoffman; and residents Roy Bollinger, Dieter Metzger, Matt Hoskings, Joseph Chillari, Donna Deihl and Terry Van Buskirk. Also in attendance was Amy Leap (Times News).

**Call to Order:** The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

### **Approval of the Minutes:**

- There was a motion by Scott Clark and seconded by James Leiding to approve the minutes of February 10, 2021. Motion carried (6-0).

**Appeal of the Zoning Officers Decision/Review:** Robert Kraus is appealing a decision by Zoning Officer Shawn McGlynn and Zoning Administrator Jeff Snyder regarding a Violation Notice sent to Mr. Kraus on January 13, 2021. Mr. Kraus and his wife have installed a travel trailer on their property and their father is living in it without permits.

After a brief discussion, it was unclear if the applicant wished to appeal the decision or to apply for Building and Zoning Permits under § 606 of the Eldred Township Zoning Ordinance of 2014. Solicitor Gaul said he does not believe the Planning Commission review is appropriate and the matter was deferred, with no action taken.

- There was a motion by Cathy Martinelli and seconded by Donna Mikol to grant an extension of the appeal hearing deadline until May 30, 2021. Motion carried (6-0).

**Dollar General Plan Review:** Solicitor Gaul asked Mr. Martin if Livic wished the Planners or the BOS to act upon their waiver requests. Mr. Martin replied that he was using the comments of the Township and County's Engineers to prepare a revised submission and was not yet ready to ask for a final decision on waivers from either body.

**Dollar General Minor Subdivision Review:** There was a brief discussion about the status of the subdivision since the previous subdivision in 2015 had not been "activated" for assessment purposes, and as a result, there were discrepancies in the records for this property regarding acreage. Mr. Martin said the applicant was aware of the issue and he believes this has since been resolved. Solicitor Gaul is unsure whether the County will wish to review the previous subdivision as well as the proposed subdivision.

Solicitor Gaul questioned whether there would be two highway Occupancy Permits issued by PennDot for the proposed and remainder lots. Mr. Martin advised that he was still waiting for comments from PennDot.

Mr. Boileau indicated that he still has concerns about the proposed truck access. He feels that the proposed area is insufficient in size and configuration. Mr. Boileau also remarked that as the remainder property is a farm in the Agricultural Security Area, there will be protected farming activities on the residual property.

Mr. Boileau said the Township will wait on any decisions until the County review is complete.

Resident Joseph Chillari spoke in opposition to the plan. He stated that he sees no reason for a Dollar General in Kunkletown as there are six dollar stores within a 10 mile radius. His other concerns are traffic (due to the road conditions in that spot), and the related truck traffic, noise, the accessibility of emergency service vehicles (since the nursing home is so close to the site), crime, diminished property values and the loss of aesthetic value to the local residents. He added that he was unaware of the project until the Township Secretary notified the residents earlier in the week.

Solicitor Gaul responded that the Planning Commission values the input of residents, that in the case of land development plans, the Township has no requirement to notify residents, but that the Township went beyond its requirements and did notify the surrounding property owners so they could comment. He also told Mr. Chillari that the approval of a plan is a process, and that we are still in the beginning phases of the review of this plan. Mr. Gaul invited Mr. Chillari to continue to come to meetings and express any concerns he has with this or any proposed development in the Township.

- Solicitor Gaul reported that Dollar General had requested, through a letter dated April 14, 2021, that the Planning Commission accept an extension on the Township's review and decision of its plans through June 30, 2021. Dollar General agreed to waive any decision time deadlines under the MPC and Township SALDO. There was a motion by Donna Mikol and seconded by Cathy Martinelli to approve the request for an extension of the review period through June 30, 2021. Motion carried (6-0).

Mr. Terry Van Buskirk then expressed his concerns and they are, snow drifts and water runoff, the existing utility poles, the grading of the existing banks, traffic/safety control, the hours and days of operation and the idling of trucks (noise fumes), and the impact on native wildlife. Mr, Van Buskirk stated that he is not opposed to the project, but he wishes to see that these concerns are addressed.

**Adjournment:**      There being no further business:

- There was a motion by Cathy Martinelli and seconded by Donna Mikol to adjourn, Motion carried (6-0). Meeting adjourned at 9:05 P.M.

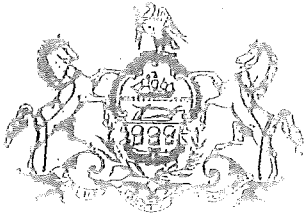
Respectfully submitted,

E. Ann Velopolcek

# Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clear Water



Ann Velopolcek  
Secretary



## Planning Commission Minutes May 12, 2021

On Wednesday, May 12, 2021 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. Due to the Governor's restrictions during the COVID-19 pandemic emergency, the meeting was held both in person and virtually through the Microsoft Teams application, including telephone option.

**In Attendance (all in-person):** Robert Boileau, Chairman; Donna Mikol, Vice-Chairman; Scott Clark; Cathy Martinelli; Megan Yarashas, James Leiding, Solicitor Michael Gaul and Brien Kocher, Hanover Engineering.

**Others in Attendance (In person or virtually):** William Anderson, resident, Dean Zimmerman, Keystone Consulting Engineers, Mary Lou Kocher and Sterling Borger.

**Call to Order:** The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

### **Approval of the Minutes:**

- There was a motion by Scott Clark and seconded by James Leiding to approve the minutes of April 14, 2021. Motion carried (6-0).

**Public Comment:** Wm. Anderson asked the Planners to begin a discussion about changing the Zoning Ordinance with regard to Section 707.7, Regulated Uses Within the Wellhead Protection Area, making ground based geo-thermal heat sources special exceptions requiring a hearing before the Zoning Hearing Board (and the related fees).

There was some discussion about the advances in the technology of this type of system, now a closed loop collection system that does not pose (known) threats to the surrounding water supplies.

- There was a motion by Scott Clark and seconded by Donna Mikol to request the Supervisors review section 707.7 and determine if this should remain a Special Exception or if it might become a permitted use in some districts. Motion carried (6-0).

**Old Business:** Land Development Plan/ Dollar General-Deferred  
Subdivision Plan/ Dollar General- Deferred

Kocher/Borger Minor Subdivision: Dean Zimmerman explained that the current proposal is basically the same as the one the Planners looked at in November, the difference being that several parcels will be annexed to adjacent parcels currently owned by the applicants.

Brien Kocher, referencing the Hanover review letter of May 5, stated that he was unsure if the residual tract waiver submitted would also waive the requirement for an alternate septic site for Lot 2, where there is an existing home. He suggested Mr. Zimmerman get an opinion from the DEP.

Solicitor Gaul asked if the applicant would wish at this time to create a separate Lot (Lot 4) for all the property north of Meixsell Valley Rd. Mr. Borger declined the suggestion.

- There was a motion by Cathy Martinelli and seconded by James Leiding to approve the Minor Subdivision of the lands of Sterling Sr. and Frances Borger conditionally, as submitted, the conditions being:
  - Compliance with the Hanover review letters of November 6, 2020 and May 5, 2021 and the comments of the Monroe County Planning Commission letter of November 17, 2020.
  - The execution of a road (easement) maintenance agreement acceptable to the solicitor.
  - The required sewage facilities planning including the approval of a non-building waiver.
  - Approval of a waiver for SALDO Sections 606.5(b).
  - Approval of a waiver for SALDO Section 606.5(c)

Motion carried(5-0).

Robert Boileau abstaining due to his personal relationship with the applicants.

- There was a motion by Cathy Martinelli to approve the recommendation of the above plan, with conditions, to the Eldred Township Board of Supervisors. Motion carried (5-0).

Robert Boileau abstaining due to his personal relationship with the applicants.

**New Business:** Mr. Boileau updated the Planners on the status at CJERP of the Marijuana, Agri-Tourism and Fireworks topics. No action was taken.

There being no further business:

**Adjournment:**

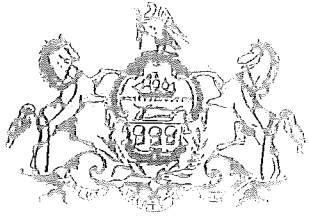
- There was a motion by James Leiding and seconded by Scott Clark to adjourn. Motion carried (6-0). Meeting adjourned at 8:35.P.M.

Respectfully submitted,

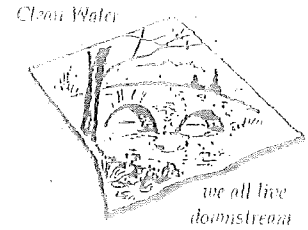
E. Ann Velopolcek  
Recording Secretary

# Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA



Ann Velopolecek  
Secretary



## Planning Commission Minutes June 9, 2021

**In attendance:** In attendance were planners Robert Boileau, Chairman, Donna Mikol, Scott Clark, Cathy Martinelli, James Leiding, Megan Yarashas and Solicitor Michael Gaul.

Appearing for Dollar General were Travis Martin, Justin Ross and Chris Damico (Livic Civil) and Kirk Farrelly (Capitol Growth Buchwalter).

**Announcement of Recording:** The meeting was recorded through the Microsoft Teams Application

**Call to Order:** The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

### **Approval of the Minutes:**

- There was a motion by Donna Mikol; and seconded by Cathy Martinelli to approve the minutes of May 12, 2021. Motion carried (6-0).

**Old Business:** Village Center Overlay, Marijuana, Agritourism/Wineries/ Fireworks: Deferred

**New Business:** Geo-thermal Heating systems: Mr. Boileau said the engineers are preparing a recommendation and information regarding this topic and will present it at another time.

### **Dollar General: Land Development Plan:**

The planners were in possession of the latest review letter from Hanover Engineering (June 7, 2021).

Mr. Boileau began with the four (4) waiver requests which have mainly to do with landscaping.

Those are: SALDO Article 6 §615.3 (B) (1,2 and 5) requiring one Planting Island for every 10 parking spaces.

§615.3 (B)(6): Size of planting strips and types of trees/shrubs allowable

§615.4 Requirement for Street Trees

§615.6 Property line buffers

There was a brief discussion. The planners did not see that any hardship would be caused by adhering to the SALDO requirements and the Monroe County Planning Commission recommended not approving these waivers. Three islands would be required.

- There was a motion by James Leiding and seconded by Cathy Martinelli to recommend to the Eldred Board of Supervisors denial of these waiver requests. Motion carried (6-0).

Mr. Kocher indicated that the islands should be placed to provide maximum shade over the parking lot area.

The following are referencing the Hanover review letter of June 7, 2021:

SALDO:

Item 32- §607.16 (E) The requirement of a (less than) 4% slope within 25 feet of the intersection of the driveway with the State road. The Applicant is requesting a modification from Penn Dot for the slope requirement. More details will be presented at the next submission.

Item 50- §600.7(G): The Township Engineer is requesting a notation on the plan identifying the loading and unloading time limits. The Township is also requesting "no overnight containers or parking (of trucks)".

Items 11 and 30: § 402.5(S,T,U); § 607.11(A): regarding the shared access way and any maintenance agreement for the access. The Township Solicitor would like to review any agreement prior to Plan approval.

Item 51- § 622.7(H): Fire Chief Revie. Brian Stankovich appeared with the recommendations that "Fire Zone/No Parking" signage and stripping be included in the plan.

Livic engineers will be providing a new Land Development Plan since they have arranged to purchase some additional property from the owner.

Zoning:

Item 3: Regarding the availability of adequate loading Zones for possible multiple trucks. It is likely that the parking spaces on the East side of the property will be

allocated to employee parking so as to not impact the public parking area with deliveries.

Mr. Boileau said he has information from other Dollar General stores in the area that smaller delivery trucks often block the entry by parking in front of the store. He would like to see a proposed solution to this issue.

Item 7-504.8 (a,d,e): regarding turning radii. It appears that truck ingress would interfere with vehicle egress and parking movements and there is a concern that waiting trucks might park on Kunkletown Rd. which is not acceptable, due to the grade and traffic volume on this road.

The Developers advised that they have a complete HOP plan submitted to Penn Dot and they will provide the Penn Dot comment letters to the Township for review.

There was a discussion about the materials proposed for the front façade of the building. Several low or no maintenance options for siding are possible.

Item 14- Proposed signage will be provided with the next submission.

Item 15- A west side landscape buffer: this area is near the infiltration area so approved plantings will need to be assigned.

Item 17- Environmental Impact Statement: The Developers have a review letter from MCCD and will provide that correspondence and after that review the Township would like to seek guidance from MCCD regarding the Exceptional Value quality designation for the Buckwha.

Solicitor Gaul asked if a traffic study has been done. If so, the Township would like to see a copy of that study as well as a State Police (and other emergency services) impact (cost and manpower) and response study.

Solicitor Gaul commented that the required studied, E&S Plan, HOP , and other outside agency reviews appeared sufficient for purposes of this planning review.

Solicitor Gaul asked about the maintenance of the "mountable curb" (SALDO Item 622.8 (A,D,E)).

The Township will also require a maintenance agreement for required improvements and will require a cost estimate for the required improvements (other than the required improvements of Penn Dot). Financial security will be required in the form of a letter of credit (or bond).

Mr. Boileau asked for an isometric view of the lighting facing east as regards the impact on neighboring properties.

There was a brief discussion about the dumpster and propane enclosures. The Planners would like to see a maintenance free composite with a "wood" look.

Solicitor Gaul brought up the situation of an excess of persons waiting in the parking lot during "special" sales (which was reported by a resident) and the necessity for an accommodation for this situation.

Dollar General responded that this is more of an operational issue and not a development issue.

Mr. Boileau requested that § 404.2(B) requiring the names of the officers of the corporation be included on the plan.

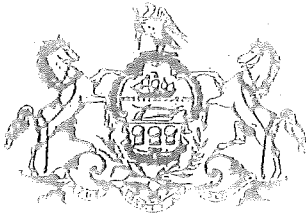
- There was a motion by Cathy Martinelli and seconded by Donna Mikol to accept the request of the developer to grant an extension of the Land Development and Subdivision Plans for Dollar General from the requirements of the Pennsylvania Municipalities Planning Code, the Township SALDO and other Ordinances until September 1, 2021. Motion approved (6-0).
- There was a motion by Cathy Martinelli and seconded by Megan Yarashas to table action on the Dollar General submissions until July 14, 2021. Motion carried (6-0).
- There was a motion by Cathy Martinelli to adjourn. Motion carried (6-0) Meeting adjourned at 8:30 P.M.

Respectfully submitted,

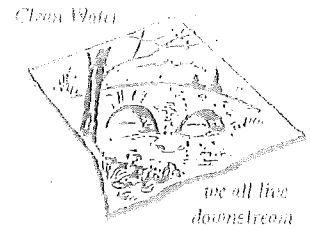
E. Ann Velopolcek, Recording Secretary

# Eldred Township Planning Commission

WILKES COUNTY, PENNSYLVANIA



Ann Velopolcek  
Secretary



## Planning Commission Minutes June 9, 2021

**In attendance:** In attendance were planners Robert Boileau, Chairman, Donna Mikol, Scott Clark, Cathy Martinelli, James Leiding, Megan Yarashas and Solicitor Michael Gaul.

Appearing for Dollar General were Travis Martin, Justin Ross and Chris Damico (Livic Civil) and Kirk Farrelly (Capitol Growth Buchwalter).

**Announcement of Recording:** The meeting was recorded through the Microsoft Teams Application

**Call to Order:** The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

### **Approval of the Minutes:**

- There was a motion by Donna Mikol; and seconded by Cathy Martinelli to approve the minutes of May 12, 2021. Motion carried (6-0).

**Old Business:** Village Center Overlay, Marijuana, Agritourism/Wineries/ Fireworks: Deferred

**New Business:** Geo-thermal Heating systems: Mr. Boileau said the engineers are preparing a recommendation and information regarding this topic and will present it at another time.

### **Dollar General: Land Development Plan:**

The planners were in possession of the latest review letter from Hanover Engineering (June 7, 2021).

Mr. Boileau began with the four (4) waiver requests which have mainly to do with landscaping.

Those are: SALDO Article 6 §615.3 (B) (1,2 and 5) requiring one Planting Island for every 10 parking spaces.

§615.3 (B)(6): Size of planting strips and types of trees/shrubs allowable

§615.4 Requirement for Street Trees

§615.6 Property line buffers

There was a brief discussion. The planners did not see that any hardship would be caused by adhering to the SALDO requirements and the Monroe County Planning Commission recommended not approving these waivers. Three islands would be required.

- There was a motion by James Leiding and seconded by Cathy Martinelli to recommend to the Eldred Board of Supervisors denial of these waiver requests. Motion carried (6-0).

Mr. Kocher indicated that the islands should be placed to provide maximum shade over the parking lot area.

The following are referencing the Hanover review letter of June 7, 2021:

SALDO:

Item 32- §607.16 (E) The requirement of a (less than) 4% slope within 25 feet of the intersection of the driveway with the State road. The Applicant is requesting a modification from Penn Dot for the slope requirement. More details will be presented at the next submission.

Item 50- §600.7(G): The Township Engineer is requesting a notation on the plan identifying the loading and unloading time limits. The Township is also requesting “no overnight containers or parking (of trucks)”.

Items 11 and 30: § 402.5(S,T,U); § 607.11(A): regarding the shared access way and any maintenance agreement for the access. The Township Solicitor would like to review any agreement prior to Plan approval.

Item 51- § 622.7(H): Fire Chief Revie. Brian Stankovich appeared with the recommendations that “Fire Zone/No Parking” signage and stripping be included in the plan.

Livic engineers will be providing a new Land Development Plan since they have arranged to purchase some additional property from the owner.

Zoning:

Item 3: Regarding the availability of adequate loading Zones for possible multiple trucks. It is likely that the parking spaces on the East side of the property will be

allocated to employee parking so as to not impact the public parking area with deliveries.

Mr. Boileau said he has information from other Dollar General stores in the area that smaller delivery trucks often block the entry by parking in front of the store. He would like to see a proposed solution to this issue.

Item 7-504.8 (a,d,e): regarding turning radii. It appears that truck ingress would interfere with vehicle egress and parking movements and there is a concern that waiting trucks might park on Kunkletown Rd. which is not acceptable, due to the grade and traffic volume on this road.

The Developers advised that they have a complete HOP plan submitted to Penn Dot and they will provide the Penn Dot comment letters to the Township for review.

There was a discussion about the materials proposed for the front façade of the building. Several low or no maintenance options for siding are possible.

Item 14- Proposed signage will be provided with the next submission.

Item 15- A west side landscape buffer: this area is near the infiltration area so approved plantings will need to be assigned.

Item 17- Environmental Impact Statement: The Developers have a review letter from MCCD and will provide that correspondence and after that review the Township would like to seek guidance from MCCD regarding the Exceptional Value quality designation for the Buckwha.

Solicitor Gaul asked if a traffic study has been done. If so, the Township would like to see a copy of that study as well as a State Police (and other emergency services) impact (cost and manpower) and response study.

Solicitor Gaul commented that the required studied, E&S Plan, HOP , and other outside agency reviews appeared sufficient for purposes of this planning review.

Solicitor Gaul asked about the maintenance of the “mountable curb” (SALDO Item 622.8 (A,D,E)).

The Township will also require a maintenance agreement for required improvements and will require a cost estimate for the required improvements (other than the required improvements of Penn Dot). Financial security will be required in the form of a letter of credit (or bond).

Mr. Boileau asked for an isometric view of the lighting facing east as regards the impact on neighboring properties.

There was a brief discussion about the dumpster and propane enclosures. The Planners would like to see a maintenance free composite with a "wood" look.

Solicitor Gaul brought up the situation of an excess of persons waiting in the parking lot during "special" sales (which was reported by a resident) and the necessity for an accommodation for this situation.

Dollar General responded that this is more of an operational issue and not a development issue.

Mr. Boileau requested that § 404.2(B) requiring the names of the officers of the corporation be included on the plan.

- There was a motion by Cathy Martinelli and seconded by Donna Mikol to accept the request of the developer to grant an extension of the Land Development and Subdivision Plans for Dollar General from the requirements of the Pennsylvania Municipalities Planning Code, the Township SALDO and other Ordinances until September 1, 2021. Motion approved (6-0).
- There was a motion by Cathy Martinelli and seconded by Megan Yarashas to table action on the Dollar General submissions until July 14, 2021. Motion carried (6-0).
- There was a motion by Cathy Martinelli to adjourn. Motion carried (6-0) Meeting adjourned at 8:30 P.M.

Respectfully submitted,

E. Ann Velopolcek, Recording Secretary