

ROSS TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

March 17, 2026

The Ross Township Planning Commission Meeting, scheduled for March 17, 2026, was called to order by Chairman Howard Beers at 7:00 pm. The meeting was held at the Township Municipal Building.

In attendance were the following Planning Commission Members: Howard Beers, Lauri Lapping, Keith Noble Jr., Kevin Overfield, Vincent Delhery, Thomas Wagner, and Eric Longenbach.

Also, in attendance were Planning Commission Solicitor Michael Gaul, of King Spry Law Firm, and Township Engineer Tighe Meckes, from Keystone Consulting Engineers.

APPROVAL OF MINUTES:

A motion to approve the January 20, 2026, meeting minutes as written was made by Kevin Overfield and seconded by Chairman Howard Beers. The motion carried unanimously.

COMMUNICATIONS:

Chairman Howard Beers stated he had no communication items to review.

OPEN TO THE PUBLIC:

No public comments.

OLD BUSINESS:

None.

NEW BUSINESS:

1652 Bonser Road – Minor Subdivision

Attorney Gaul explained the deadlines involved in the SALDO review process and the reason an applicant may offer extensions for Township review. He also explained that once an application is made for SALDO approval, the applicant's proposed plan is protected from future changes to SALDO or the zoning ordinance.

Chairman Howard Beers stated that he has a letter from the applicant's representative requesting that the Township accept an extension of the Township's review and decision deadline on the proposed plan until 7/20/26

Keith Noble Jr. made a motion to recommend that the Board of Supervisors accept the applicant's request for extension until 7/20/26. The motion was seconded by Kevin Overfield and carried unanimously.

1889 Kunkletown Road – Final Land Development Plan - extension request

Chairman Howard Beers stated that his only comment is that he disagrees with the letter from Zoning Officer Garrett Wiley stating that maybe they could get access from Hillcrest Circle. That is a dirt road with a big incline. He is almost sure that you're not going to get access to Kunkletown Road either since it's also very steep. Per Township Engineer Tighe Meckes of Keystone

Consulting Engineers, anything PennDOT would approve would be right in or right out. Attorney Gaul added that there also must be enough room on the property for 2 houses to allow subdivision later. The Zoning Officer didn't comment on that.

Chairman Howard Beers stated that he has a letter from the applicant's representative requesting that the Township accept an extension of the Township's review and decision deadline on the proposed land development plan until 7/20/26.

Thomas Wagner made a motion to recommend that the Board of Supervisors accept the request for extension until 7/20/26. The motion was seconded by Vincent Delhery and carried unanimously.

PENDING:

None.

ADJOURNMENT:

Chairman Howard Beers reminded everyone that the Township requires digital copies of plans, and the digital copy would get emailed to the Planning Commission. If a PC member wishes to view a hard copy of the plan, he or she can do so at the Township Office.

There being no further business, the meeting adjourned at 7:18 pm. The motion to adjourn was made by Vice Chairman Lauri Lapping, seconded by Thomas Wagner and carried unanimously.

Respectfully Submitted,

Karen Orlando
Recording Secretary