

ROSS TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

December 17, 2024

The Ross Township Planning Commission regular meeting scheduled for December 17, 2024, was called to order by Chairman Roger Christman, at 7:03 pm. The meeting was held at the Township Municipal Building.

In attendance were the following Planning Commission Members: Chairman Roger Christman, Vice-Chairman Rick Meixsell, Herb Stecker, David Labar and Frank Piraino Jr. Lauri Lapping and Roger Green Jr were absent.

Also in attendance were Attorney Michael Gaul, of the King Spry Law Firm, Planning Commission Solicitor and Township Engineer Russ Kresge, from Keystone Consulting Engineers.

APPROVAL OF MINUTES:

A motion to approve the minutes of the November 19, 2024 meeting as written was made by David Labar and seconded by Herb Stecker. The motion carried unanimously.

COMMUNICATIONS:

None

OLD BUSINESS:

Catherine Andrews – Land Development Plan – (Extension 1/26/25)

Daniel Saunders was in attendance and stated that he was informed by the SEO to come before the Planning Commission to sign a sewage Planning Module so that it could be submitted to the DEP. Attorney Gaul stated someone would need to sign for Mr. Saunders' aunt, Catherine Andrews, who was the property owner and the Planning Module would have needed to be signed prior to coming to the Township. Chairman Roger Christman stated that the SEO had presented him a Planning Module today which he had with him.

The Planning Module document was discussed briefly. Neither the Planning Commission Solicitor nor Township Engineer had reviewed the document previously. The document did not appear complete. Attorney Gaul stated the proposed Land Development Plan was not ready for approval, even conditionally, by the Township. Further, the Planning Commission could not sign off affirmatively on the Planning Module at this time because the Land Development Plan currently did not comply with Township land use regulations unless the Board of Supervisors granted a modification. Engineer Russ Kresge stated that the Sewage Enforcement Officer may be under the impression the Township is catching up as, normally, the Planning Module would have been completed first along with the Land Development Plan.

Attorney Gaul stated he did not see how the Planning Commission could approve the Planning Module as it was not specifically on the agenda and that neither he, nor the Engineer, had yet reviewed it and so there was nothing further to be done that evening.

Mr. Saunders stated that, even if his Aunt's proposed Land Development Plan was denied, he still intended to pursue Planning Module approval in the future for an additional septic on his Aunt's property because his alternative plan was to build an auxiliary garage building, with separate septic, on the property, with an extension to the existing home, which would also require Planning Module

approval. Mr. Saunders stated that he would only file an application with the Zoning Officer for a zoning permit if he moved forward with those alternative plans. He stated that, at this time, he is still awaiting a decision from the Board of Supervisors on his Aunt's request for modification pertinent to her proposed Land Development Plan and confirmed he was not asking the Planning Commission to take any action at this time before leaving the meeting.

NEW BUSINESS:

There was no New Business.

OPEN TO THE PUBLIC:

1652 Bonser Road

The floor was opened to comments from the public. Mr. Marcin, owner of 1652 Bonser Rd, asked the Planning Commission about the approval process for building a second home on the 36-acre property and if building the second home would be possible without subdividing the property. He wanted to build a second home on his property because the current home is close to the road, and he desired to have a home set further back on the property away from the road.

Attorney Gaul stated that the Planning Commission does not give out opinions without an application, such as a Sketch Plan or Land Development Plan, having been submitted with more details. Building of a second home on the same lot would be deemed to constitute Land Development and would need to comply with the Township Subdivision and Land Development Ordinance. This would include the proper handling of any potential zoning, subdivision/land development, stormwater or septic disposal issues. Attorney Gaul also stated if the land was instead subdivided, some of the issues may not be applicable to a single residential home then being built on a single lot. He then recommended to Mr. Marcin to speak with an Attorney or Engineer for how best to move forward with guidance on any requirements.

Mr. Marcin showed the desired location of the new home on a drawing and how he would create two separate access drives to the two adjacent public roads. Attorney Gaul stated that creating two access drives could be more than necessary, and that having a second one would increase the amount of earth disturbance and impervious surfaces, which could result in additional E&S Pollution or Stormwater Controls. It was also recommended that Mr. Marcin contact the Tax Assessment Office in regards to the property being under Act 319 prior to any further development.

PENDING:

It was noted that no members of the Planning Commission are up for reappointment in 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:29 pm. The motion to adjourn was made by Herb Stecker, seconded by Frank Piraino Jr and carried unanimously.

Respectfully Submitted,

Lizzy Stortz
Temporary Recording Secretary