

ROSS TOWNSHIP PLANNING COMMISSION

MONTHLY MEETING

January 20, 2026

The Ross Township Planning Commission Meeting, scheduled for January 20, 2026, was called to order by Planning Commission Solicitor Attorney Michael Gaul at 7:00pm. The meeting was held at the Township Municipal Building.

In attendance were the following Planning Commission Members: Howard Beers, Lauri Lapping, Thomas Wagner and Roger Green Jr.

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

REORGANIZATION:

By the consensus of Planning Commission Members, Solicitor Gaul acted as temporary Chairman for the purpose of the Planning Commission Officer elections.

Chairman – Thomas Wagner nominated Howard Beers for Chairman, which was seconded by Roger Green Jr. There were no other nominations. The Planning Commission members voted unanimously to elect Howard Beers as Chairman.

Vice-Chairman – Howard Beers nominated Roger Green Jr for Vice Chairman, which was declined by Roger Green Jr. Howard Beers then nominated Lauri Lapping, seconded by Roger Green Jr, for Vice Chairman. There were no other nominations. The Planning Commission members voted unanimously to elect Lauri Lapping as Vice Chairman.

Secretary – Howard Beers nominated Thomas Wagner for Secretary. There were no other nominations. The Planning Commission members voted unanimously to elect Thomas Wagner as Secretary.

Date-Time-Place – A motion was made by Lauri Lapping, seconded by Roger Green Jr, to hold Planning Commission Meetings on the third Tuesday of each month at 7:00pm at the Township Building with the exception of May which will be held on May 12, 2026 due to the Township Building being a voting location on the Third Tuesday. The motion carried unanimously.

With the conclusion of the Reorganization, Attorney Gaul turned the meeting back over to Chairman Howard Beers to continue with the regular Planning Commission Meeting.

APPROVAL OF MINUTES:

A motion to approve the minutes of the November 18, 2025 meeting as written was made by Lauri Lapping and seconded by Thomas Wagner. The motion carried unanimously.

COMMUNICATIONS:

Chairman Howard Beers stated he had no items to review for communications. Attorney Gaul asked whether the Planning Commission had received the Monroe County Planning Commission's review of the Blue Star plan. Township Engineer Tighe Meckes stated that copies of the MCPC's review letter had only just been received that day. Secretary Melissa Monaco will be sending out copies the following day.

OPEN TO THE PUBLIC:

The Board of Supervisors' Chairman David Shay was present and wanted to thank those recently appointed to the Planning Commission for volunteering their time along with thanking Roger Green Jr for his time that he will have served prior to the effective date of his resignation. He continued with stating the importance of being involved and the need to have people on the Planning Commission who were interested in being proactive and having a voice for their opinions to help alleviate back and forth of items causing added stress on all involved with ongoing projects. He ended with thanking all members again and stating there were still more vacancies to be filled for the Planning Commission. If anyone had a recommendation for a new PC member, please tell the potential candidate to contact the Township Office.

Secretary Melissa Monaco introduced Eric Longenbach to the Planning Commission as the next member who would be appointed at the February Board of Supervisors Meeting.

OLD BUSINESS:

None

NEW BUSINESS:

1652 Bonser Road – Minor Subdivision

Chairman Howard Beers stated they were before the Planning Commission to be accepted for review. Jonathan Shupp, the surveyor for both projects on the agenda for that evening, was present and stated at the end of 2025 the applicant had been approved to split a parcel into two pieces. The plan had been recorded, but the land owners changed their mind about the lot lines before the Deed was recorded. The Assessment Office recommended the property owner contact the Township and either revise the plan or submit a new plan and needed deeds, as directed by the Township.

Township Engineer Tighe Meckes stated he had briefly reviewed the plan and Attorney Gaul stated the application and checklist had not been signed by the property owner. Mr. Shupp stated it should have been signed and Secretary Melissa Monaco shared there were copies in the folders. It was then determined Attorney Gaul had received the electronic copy prior to the property owner signing and would be receiving a signed copy.

Attorney Gaul then asked Mr. Shupp if they would be doing a revision to the prior plan. Mr. Shupp answered they were asking the Planning Commission on how best to proceed as they were wondering if it would be better to do the revision over a Lot Line Adjustment. Attorney Gaul stated there should be a process listed within the Ordinance and that even if they did do a new plan, the current would still be referenced.

Attorney Gaul stated he had a few other questions. The first being about how the original plan had been recorded without a Planning Module. Mr. Shupp answered that they had been told by the Township that it was ready and signed. The one outstanding item for the Planning Module, in regards to Bog Turtles on the property, would be cleared by the DEP shortly as it had been pushed back with the government shutdown. Attorney Gaul next asked about on the checklist the applicant answered not applicable to whether there were areas of hydraulic soil on the property. Mr. Shupp stated that the wetland delineation had been noted on the previous plan. Mr. Shupp was then asked about 'n/a' being listed for there not being any unsuitable soil probes or unsuitable percolation areas found to which he answered this was correct.

Attorney Gaul stated there was a waiver for a Residual Land Sketch listed, but that the waiver would need to be prepared and that the County had picked up on issues with the Tax Parcel numbers which would also need to be corrected.

Attorney Gaul asked about the existing garage associated with the primary structure listed for Lot 1. Mr. Shupp stated the owners wanted to leave the garage on Lot 2 as it was still in good condition. Attorney Gaul stated this would then not leave Lot 2 vacant. Mr. Shupp stated the structure was a barn and was listed under agricultural use. Attorney Gaul stated the Zoning Officer would also need to review and then asked if the property was subject to a prior plan different from the recent plan at the end of 2025. Chairman Howard Beers stated there was another plan a long time ago.

Attorney Gaul asked for prior Plans to be sent to him for review. After reviewing the maps showing where prior subdivisions occurred, Mr. Shipp stated he would send over all the plans he could find.

Roger Green Jr made a motion to accept the plan from Blue Star Construction LLC for review. The motion was seconded by Thomas Wagner and carried unanimously.

1889 Kunkletown Road – Preliminary Plan

Mr. Shupp remained as the representative for the next plan and Chairman Howard Beers asked if all of the legalities were in order. Attorney Gaul answered that all items had been signed and all fees had been paid. Chairman Howard Beers then stated the plan was before the Planning Commission to be accepted for review, but that he had a major problem with the plan.

Mr. Shupp stated the property owner's daughter currently lives in a trailer on the property, but they want to build a second house and had been informed by the Zoning Office that adding a second structure would require a Land Development Plan. Chairman Howard Beers stated his biggest problem with the plan was the current gravel driveway extends to Kunkletown Road, a State Road, and that he doubted PennDOT had issued a driveway permit. He stated he would not argue any items for that with the existing dwelling, but continued with that there would be an issue with adding a second building as there were not appropriate sight distances. He stated that the intent of the Zoning Ordinance was to require a plan that would allow the property to be subdivided in the future in compliance with zoning requirements such as setbacks and access. Mr. Shupp stated the only way it would be able to work would be with a shared driveway. Chairman Howard Beers stated he had looked at the deed and did not see a Right of Way Agreement across the Dorshimer property. Mr. Shupp stated they are currently looking for the agreement as the property owners were under the impression there was one when they bought the property and that he was aware one would be needed.

Chairman Howard Beers spoke about the position it would put the Township in if there was no HOP. Attorney Gaul stated PennDOT would advise if one would be required, but the Township would need it in writing as part of the process. Attorney Gaul continued that, while the plan would appear to be simple, the Land Development Plan would potentially trigger other requirements under the SALDO including Stormwater Management, Earth Disturbance, HOP, Impervious Surfaces, Road Construction and other items. Mr. Shupp stated all items would be existing except for where the new structure would be. Chairman Howard Beers again stated that, if there would be a desire to subdivide the property at a later date, they would not be able to do so using the current driveway. Attorney Gaul stated, in a previous plan reviewed by the Planning Commission, the applicant had been required to show where a

second driveway, that met all requirements, could be added in the future should there be a need. Chairman Howard Beers stated they couldn't allow them to subdivide off of the current road.

Mr. Shupp stated they would make it a shared driveway as the Ordinance allows for two lots to use a shared driveway and that they had plenty of room and passable sewage. Attorney Gaul stated that, while they may not require a waiver, the road construction would still have to meet all requirements of the SALDO. Mr. Shupp then asked why they would be unable to have a shared driveway. Attorney Gaul stated they would have to review the Ordinance and that the property may have a Right of Access available elsewhere. Township Engineer Tighe Meckes reiterated that while it may not be an issue now, the Planning Commission would have to consider possible issues that could arise in the future.

Roger Green Jr made a motion to accept the plan for review. The motion was seconded by Vice Chairman Lauri Lapping and carried unanimously.

PENDING:

None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:38pm. The motion to adjourn was made by Vice Chairman Lauri Lapping, seconded by Roger Green Jr and carried unanimously.

Respectfully Submitted,

Lizzy Stortz
Temporary Recording Secretary