

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
AUGUST 18, 2026

CALL TO ORDER:

The Ross Township Planning Commission Meeting, for August 18, 2026, was called to order by Chairman Howard Beers at 7:00 pm. The meeting was held at the Township Municipal Building.

ROLLCALL:

These members were present:

Howard Beers, Chairman
Lauri Lapping, Vice Chairman
Thomas Wagner, Secretary
Keith Noble Jr.
Kevin Overfield
Vincent Delhery

Members not present were:

Eric Longenbach

Also present were:

Tighe Meckes, Keystone Consulting Engineers,
Solicitor Michael Gaul, King Spry Law Firm,
Karen Orlando, Recording Secretary,
Jonathan Shupp, JLS Surveying
and members of the public

APPROVAL OF MINUTES:

July 21, 2026 meeting minutes

Motion: Motion to approve July 21, 2026 meeting minutes as presented was made by Keith Noble and seconded by Thomas Wagner.

Motion Carried: 6-0.

COMMUNICATIONS:

None.

OLD BUSINESS:

1) 1889 Kunkletown Road – Kurlowich -Preliminary/Final Land Development Plan – 10/05/26 Deadline.

A request was received from Jonathan Shupp of JLS Surveying to extend the deadline to December 7, 2026. Mr. Shupp provided an update on the plan. He reported that the applicant had obtained a Highway Occupancy Permit from the state and that vehicles exiting the driveway would be restricted to right turns. He also explained that an agreement is in place for the shared driveway because its lower half crosses the neighboring property. The driveway has been upgraded to meet the standards for a shared driveway. Chairman Beers asked whether a right-turn-only sign would be required across the street. Mr. Shupp replied that he expected one would be required.

Motion: Motion to recommend that the Board of Supervisors approve the applicant's request to extend the Township's Kurlowich Plan review deadline to December 7, 2026 was made by Keith Noble and seconded by Thomas Wagner.

Motion Carried: 6-0.

2) Gateway Industrial – Final Land Development Plan – 12/31/26 Deadline

Neither the applicant nor their representative was present.

Motion: Motion to table consideration of the Gateway Industrial Plan until the next meeting; was made by Keith Noble Jr. and seconded by Thomas Wagner.

Motion Carried: 6-0.

3) Schultheis/Lobb - Mount Eaton Rd - Minor Subdivision Plan - Revised Submission - 10/6/26 Deadline.

A request for an extension to 11/3/26 was received for Schultheis/Lobb – Mount Eaton Rd.

Motion: Motion to recommend that the Board of Supervisors approve the applicant's request to extend the Township's Schultheis/Lobb Plan review deadline to November 3, 2026 was made by Keith Noble and seconded by Thomas Wagner.

Motion Carried: 6-0.

NEW BUSINESS:

1. Schultheis/Lobb - Mount Eaton Rd – Sewage Facilities Planning Module Component 1 – submitted to Twp 7/28/26

Chairman Beers reported that the Sewage Facilities Planning Module had been submitted to the Township. Attorney Gaul advised that the matter could be tabled at this time, noting that correspondence regarding the Planning Module had identified revisions that are required. He stated that the revised Planning Module is expected to be resubmitted.

Motion: Motion to table consideration of the Schultheis/Lobb Sewage Facilities Planning Module Component 1 was made by Kevin Overfield and seconded by Thomas Wagner.

Motion Carried: 6-0

2. Scenic Vista Realty, LLC (Meixsell Valley Rd.) – Minor Subdivision Plan – Application filed 7/27/26; Completeness review 8/13/26

Chairman Beers stated that the Township had received a letter from the Township Engineer indicating that the plan application was substantially complete and that the application could be accepted for review. Attorney Gaul noted that there was a question that should be addressed regarding the initial filing, as the original check had been declined. He explained that there could be a question as to whether a complete application was submitted prior to the 10-day deadline. However, he did not believe there would be any issue, as Tighe had already reviewed the application. Chairman Beers added that the replacement check had since been received. Attorney Gaul then asked the Planning Commission members whether they were willing to accept the plan for review at this meeting. The consensus of the Planning Commission was that the Plan could be considered for acceptance for review.

Motion: Motion to accept the plan for review at this meeting was made by Thomas Wagner and seconded by Vincent Delhery.

Motion Carried: 6-0

OPEN TO THE PUBLIC:

PENDING:

None.

ADJOURNMENT:

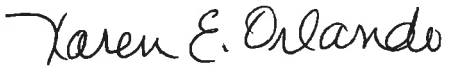
There being no further business, the meeting adjourned at 7:15 pm.

Motion: Motion to adjourn was made by Thomas Wagner and seconded by Keith Noble Jr.

Motion Carried: 6-0

Next Meeting: September 15, 2026 at 7:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Karen E. Orlando".

Karen Orlando
Recording Secretary