

**The Township of Greenwich
Planning Commission Meeting
Monday, August 20, 2018**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Kerry Berger. Professionals present: Solicitors, Dan Becker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.

APPROVAL OF THE MINUTES:

1. Motion was made by RG and seconded by MS to approve the Minutes of the June 18, 2018 Planning Commission Meeting. Motion carried 4-0.

HEARING OF THE VISITORS:

1. Dodie Sable, 593 Old Rt. 22 – Does the Township have any information on two (2) blasts that were heard on Sunday, August 19, 2018 which two residents believe has caused damage to their homes. No-one in attendance had any information and recommended that she notify the State Police which she had already done.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: PC reviewed the report.

PLANS TO REVIEW:

1. R.E. Pierson Construction Company, Jeff Siddens, Operations Manager; Rose Siddens, Iron Valley Real Estate. R.E. Pierson has submitted a Use and Occupancy Permit for the property located at 171 Gensinger Rd. The property is currently zoned commercial and is used for both horse boarding and training as well as an excavating company. The application is requesting a change of use for two of the existing buildings on the property. R.E. Pierson is under contract to purchase with due diligence of 30 days ending on September 7, 2018. Pete Eisenbrown will review the application and the Township Ordinance and issue a letter to Mr. Siddens.
2. Krumsville Convenience Store. Aaron Navarro. Minor changes have been made to the Preliminary Plan for widening of Zettlemyer Rd. Addition of a small infiltration pond. Minor grading changes. Addition to septic system. Site distance changes at driveways have been discussed with PennDot and meets their requirements, Township Ordinance allows those changes.
 - a. Pete Eisenbrown will need to clarify if Zettlemyer Rd. is classed as a marginal street, if so the current plan is in compliance.
 - b. Motion made by MS to recommend approval from the Board of Supervisors to grant the five (5) waiver requests, seconded by RG. Motion carried 4-0.
 - c. Motion made by MS to recommend approval from the Board of Supervisors for Preliminary Plan approval and to move forward with Final Plan contingent upon requirements being met with the LTL Review Letter dated August 20, 2018 and also the requirements/approval from the County Review. Seconded by KB. Motion carried 4-0.

3. The Barn at Walnut Grove. David Laudadio, owner. Bob Bauer, Base Engineering.
 - a. Modification of driveway. Motion made by KB to table driveway modification discussion until approval is obtained from PennDot and the Fire Marshal. In addition proof of adequate support of the culverts. Seconded by MS. Motion carried 4-0.
 - b. Motion made by RG recommending approval from the Board of Supervisors that 120 parking spaces plus 5 additional spaces are sufficient for this plan. Seconded by KB. Motion carried 4-0.
 - c. Motion made by KB recommending approval from the Board of Supervisors of the relocation of parking lot. Seconded by RG. Motion carried 4-0.
 - d. Motion made by KB that the Sketch Plan meets requirements and recommends approval from the Board of Supervisors so that applicant may precede to the Preliminary plan while still addressing driveway issues. Seconded by RG. Motion carried 4-0.
 - e. Another Conditional Use Hearing will need to be held to modify the PC recommendations to the Board of Supervisors after receiving approval from PennDot and the Fire Marshall.
 - f. Applicant will still require Zoning Relief for the two uses on a residential property.
4. Crossroads X #2. Motion made by RG recommending approval from the Board of Supervisors granting the extension of time requested in their letter dated August 15, 2018, with a PC deadline of October 15, 2018 and a BOS deadline of November 5, 2018. Seconded by KB. Motion carried 4-0.

CORRESPONDENCE:

1. LTL Monthly Reports - Commission reviewed the report. Commission reviewed report.

2ND HEARING OF THE VISITORS:

1. Andrew Dietrich, Requested an update on the Easements and Deed obtained by Crossroads X and Dan Becker explained that it is still being reviewed.
2. Dodie Sable, inquired whether the Easements and Deeds was a zoning issue. Dan Explained that it may be and further information will be forthcoming when the review is complete.

ADJOURNMENT: Motion made by KB and seconded by RG to adjourn the meeting at 9:34 p.m. Motion carried. (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer