

MOON TOWNSHIP PLANNING COMMISSION MINUTES

January 26, 2010
7:00 P.M.

Planning Commission:

Scott Melton
Alan Bross
Joseph D'Andrea
Zelik Ratchkauskas
Nancy Mills

Other:

Adam McGurk – Moon Township
Michael Santicola-Township Solicitor
Daniel Kauffman -Township Engineer
Lynda Shandrick- Moon Township

Mr. Melton called the meeting to order at 7:00 P.M.

Roll Call:

Mr. Bross-present, Mr. Ratchkauskas-present, Mr. Melton- present, Mr. D'Andrea-present, Ms. Mills-present. Mr. Swen and Mr. Panucci were not present.

Mr. Melton, as vice chairman for 2009 will be acting chairman for reorganization.

Reorganization:

Mr. Melton asked for nominations for chairman.

Mr. Bross nominated Mr. Melton.

Seconded by Mr. D'Andrea

Mr. Melton asked if there were any other nominations.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Mr. D'Andrea made a motion to nominate Mr. Bross for vice-chairman.

Seconded by Mr. Melton.

Mr. Melton asked if there were any other nominations.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Mr. Bross made a motion to nominate Ms. Mills for secretary.

Seconded by Mr. Ratchkauskas.

Mr. Melton asked for any other nominations.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Ms. Mills made a motion to nominate Mr. Swen for treasurer.

Seconded by Mr. Ratchkauskas.

Mr. Melton asked for any other nominations.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Chairman- Scott Melton
Vice Chairman-Alan Bross
Secretary- Nancy Mills
Treasurer-Craig Swen

Approval of the Minutes:

Mr. Melton called for a motion to approve the December 22, 2009 minutes and asked for any changes or corrections.

Mr. D'Andrea made a motion to approve the December 22, 2009 minutes.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Sketch Plans:

None

Applications filed for Review:

None

Old Business:

Nyetimber Group Residence Minor Land Development Plan:

Mr. Melton stated he understands the applicant asked to be tabled until next month's meeting.

Mr. McGurk said this is correct. The applicant has asked to table his request until the Planning Commission meets in February.

Mr. Melton made a motion to table the request for Nyetimber Group Residence Minor Land Development Plan to next month's meeting.

Seconded by Mr. Bross.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

New Business:

None

Other Business:

Mr. Melton asked for any comments or discussion from the commissioners.

Mr. D'Andrea stated he would like to discuss the participation by telephone for absent members of a board and he is making a motion that the Planning Commission not allow participation by phone when a commissioner misses three meetings, The Board of Supervisors can discuss replacing him/her.

Seconded by Mr. Melton.

Mr. D'Andrea said he has seen the use of the telephone at the Moon Area School Meetings, Board of Supervisors, etc. and he feels if the person is absent they can not see the plans or we can not look into their eyes. I understand people go on vacation, get sick or something comes up, I am speaking about the over use and misuse of the phone at public meetings. An excused absence is different when we know ahead of time for the meeting.

Mr. Melton agreed especially for the Planning Commission, we often have business related plans and graphs to look at and discuss.

Mr. Santicola said this may work for the Planning Commission, but the Board of Supervisors has televised meetings and this may not apply to them.

Mr. Ratchkauskas asked what happens if you need the member by phone to make a quorum?

The Planning Commission will work out details for meetings in the future.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Mr. D'Andrea asked for an update on the Comprehensive Plan for 2010.

Mr. McGurk stated he drafted a memo that the supervisors will consider tomorrow night. Basically a strategy for the Planning Commission to prepare the scope of work for the Board of Supervisors to hire a consultant to help prepare the 2010 Comprehensive Plan. There are certain topics that are a part of the Comprehensive Plan and the Planning Commission would discuss maybe two or three topics a night at the next couple meetings just to get an idea of what we want to see in the next Comprehensive Plan and what items are important to the Township. Mr. McGurk is presenting it tomorrow night to the Board of Supervisors and hopefully we will start working on it in February.

Mr. D'Andrea asked for an update on Wal-Mart.

Mr. McGurk said Wal-Mart resubmitted a traffic study to Penn Dot on December 17, 2009. He had a meeting with Penn Dot last week and the traffic engineer said we should have a review letter this week or next week. Most of the Penn Dot review comments have been addressed, but there still are few outstanding issues.

Mr. Santicola stated the plan has remained the same, but the access to the site has changed. The Township is involved in litigation with Moon First and we will see in the near future if the Township will be involved or not.

Mr. Bross asked if any permits have been submitted yet.

Mr. McGurk said no, but they are eager to start demolition and they are going to try and do a partial demolition on the strip center. Sherwin Williams is still a tenant and they will try to demo around them.

Mr. Melton asked what is the basis for the law suit.

Mr. Santicola said they felt the Township did not have the right to grant the waivers.

Mr. McGurk said there are several conditional use requests, mostly landscape deviations. The primary one was the buffer yard they needed to provide 40 feet and they provided 10 feet, but they are doing that because the Township asked them to do the joint driveway with Colony West to eliminate the access points to Broadhead Road.

Mr. Melton asked for comments from the audience.

Mr. Arnold asked to have the Commissioners to speak into the microphones so they can be heard in the back of the room and he asked what happened to Nyetimber.

Mr. Melton said the request was tabled until next months meeting.

Adjournment:

Mr. Melton asked for a motion to adjourn.

Mr. Bross made a motion to adjourn.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes. Motion passed.

Respectfully submitted by: Lynda Shandrick