

NEVILLE TOWNSHIP
Planning Commission Meeting Minutes
September 30, 2021

7:00 PM
5050 Grand Avenue
Neville Island, PA 15225

CALL TO ORDER:

Mr. Easton called the meeting to order at 7:00 pm.

ROLL CALL:

Present: Mrs. Antonelli, Mr. Easton, Mr. Withrow and Mr. Grannis (arrived late)

Present by Phone (Due to COVID-19): Mrs. Valencik and Ms. Swank

Absent: Mr. Shuty

Also in attendance: John Valinsky and Drew Null Township Engineers and Rick Rutter, Chairperson, Board of Township Commissioners

MINUTES

Motion by Mrs. Valencik to approve the minutes of the July 29, 2021, Planning Commission Meeting.

Second: Mrs. Antonelli.

Roll Call: Mrs. Antonelli – Yes. Mr. Easton – Yes. Mr. Grannis. Ms. Swank – Yes. Mrs. Valencik – Yes. Mr. Withrow – Yes.

Motion carried 6/0

OLD / NEW BUSINESS:

Neville Properties, Inc., Black Diamond Rentals Project on Grand Avenue parcel number 158-D-90.

Jeff Parobek with Brandon Rumbaugh Solutions presented on behalf of the applicant. Discussed updates to their plan submission, including paved parking areas and additional landscaping.

The applicant received a Special Use Variance from the Zoning Hearing Board of September 15, 2021.

Discussed LSSE letter and noted all outstanding items will be addressed

Discussion on the paving of their parking lot. Applicant advised due to tracked equipment on site, they would prefer gravel lot since asphalt would be torn up from equipment

Public Comments: None

Motion by Mrs. Antonelli to recommend approval of the Land Development Application for the Neville Properties, Inc., Black Diamond Rentals Project on Grand Avenue parcel number 158-D-90, conditional upon the requirements of the Township Engineer's letter dated September 30, 2021.

Second: Mr. Grannis.

Roll Call: Mrs. Antonelli – Yes. Mr. Easton – Yes. Mr. Grannis. Ms. Swank – Yes. Mrs. Valencik – Yes. Mr. Withrow – Yes.

Motion carried 6/0

Application #2 - WVWA Sludge Treatment Plant

The applicant was not present, and this item will be discussed at the October 21, 2021, meeting

DISCUSSION:

Draft SALDO and Zoning Ordinance Revisions, as scheduled for adoption November 11, 2021.

Mr. Rutter explained the Board of Commissioners has completed the Township's first Codification of Ordinances. The first phase consolidates all ordinances and presented them in both a written and searchable on-line format. Ordinances were updated to current legal standards.

Phase two will occur next year, with the Board of Commissioners is obtaining proposals for an in-depth update of the Zoning and SALDO ordinances.

The Planning Commission discussed several changes for the upcoming project:

- Add in definitions for additional uses such as Sunbelt, Black Diamond. Rental property to include hand tools/rentals
- Lot area definition, does it need to exclude right-of-way of pipelines?
- Utilities, add in about internet/communications underground wiring

ADJOURN:

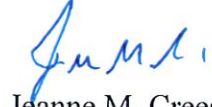
Motion by Mr. Withrow to adjourn the meeting.

Second by Mr. Grannis.

All in favor.

Meeting adjourned at 7:22 PM.

Respectfully Submitted By:



Jeanne M. Creese
Township Manager