

**Freedom Township Planning Commission
Regular Meeting
July 7, 2021
7:00 P.M.**

Planning Commissioners

Wayne Belt, Chairperson
Edward Buchheit, Jr., Secretary
John Sica
Richard Groomes

Township Officials

Zach Gulden, Township Manager
Dominic Picarelli, KPI Technology

Members of the Public Present

Mary Buchheit, Norma Calhoun, & Bob Sharrah

Call to Order

Chair Belt called the Planning Commission's Meeting to order at 7:00 P.M.

Public Comment

None

Approval of Minutes

Mr. Groomes made a **MOTION** to approve the Minutes of the March 3, 2021 meeting. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

Old Business

None

New Business

Mr. Sharrah represented both plans on behalf of the applicants.

A. Timothy P. Shields & Tamera R. Shields Property Preliminary / Final Subdivision

- i. Recommend approval/denial of waiving §303 of the Subdivision and Land Development Ordinance (SALDO), submission of a separate preliminary plan, for consideration.**

Mr. Sica made a **MOTION** to recommend approval of waiving §303 of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- ii. **Recommend approval/denial of waiving §304.A.28. of the SALDO, showing drainage features, for consideration.**

Mr. Sica made a **MOTION** to recommend approval of waiving §304.A.28. of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- iii. **Recommend approval/denial of modifying §306.A.9. of the SALDO, showing a vicinity map scale at 1" = 2000' instead of 1" = 1000', for consideration.**

Mr. Sica made a **MOTION** to recommend approval of waiving §306.A.9. of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- iv. **Recommend approval/denial of the Timothy P. Shields & Tamera R. Shields Preliminary / Final subdivision plan application with/without recommended conditions for consideration.**

Mr. Sica made a **MOTION** to recommend approval of the Timothy P. Shields & Tamera R. Shields Preliminary / Final subdivision plan application with the following conditions:

1. The plan shall state the density and dimensional regulations;
2. All preliminary plan requirements shall be met with final plan submission;
3. The location of the soil's evaluation test pits for Lot 1 shall be shown on the plan;
4. A copy of the wetland delineation report shall be provided to the Township;
5. Sewage facilities planning approval is required;
6. An executed owner's acknowledgement is required;
7. A note shall be placed on the plan that states all utilities will be installed underground;
8. A note shall be placed on the plan that states prior to issuance of a building permit an approved erosion and sedimentation control plan is required; and
9. A note shall be placed on the plan that states prior to issuance of a building permit a highway occupancy permit is required from PennDOT.

The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- B. **Alan D. Trider Revocable Trust dated June 23, 2005 Preliminary / Final Subdivision**
 - i. **Recommend approval/denial of waiving §303 of the Subdivision and Land Development Ordinance (SALDO), submission of a separate preliminary plan, for consideration.**

Mr. Sica made a **MOTION** to recommend denial of waiving §303. of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

Since the plan proposes to change the Freedom & Liberty Township boundary line, the Planning Commissioners wanted to re-review the plan if the line is changed by the Supervisors.

- ii. **Recommend approval/denial of modifying §306. of the SALDO, allow submission on 30" x 42" paper instead of 18" x 24" for consideration.**

Mr. Sica made a **MOTION** to recommend approval of waiving §306. of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- iii. **Recommend approval/denial of modifying §306.A.9. of the SALDO, showing a vicinity map scale at 1" = 2000' instead of 1" = 1000', for consideration.**

Mr. Sica made a **MOTION** to recommend approval of waiving §306.A.9. of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- iv. **Recommend approval/denial of modifying §306.A.13. of the SALDO, showing contours at 10' intervals instead of 2' or 5', for consideration.**

Mr. Sica made a **MOTION** to recommend approval of waiving §306.A.13. of the SALDO. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- v. **Recommend approval/denial of the Alan D. Trider Revocable Trust dated June 23, 2005 subdivision plan application with/without recommended conditions for consideration.**

Mr. Sica made a **MOTION** to recommend approval of the Alan D. Trider Revocable Trust dated June 23, 2005 subdivision plan application with the following conditions:

1. A street monument shall be set along a common property line at the street right-of-way line or the municipal boundary line.
2. A copy of the wetland delineation report shall be provided to the Township;
3. An executed owner's acknowledgement is required;
4. Sewage facilities planning approval is required;
5. An executed owner's acknowledgement is required;
6. The soils and soil boundaries shall be shown on the plan;
7. More information regarding the existing driveway that goes from Pumping Station Road to Bullfrog Road shall be provided; and
8. Final approval of the plan shall not occur until approval from Liberty Township is acquired.

The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

Other Business

None

Public Comment

None

Adjournment

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Sica. Chair Belt adjourned the meeting at 7:47 P.M.