**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR JULY 5, 2022**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Tuesday, July 5, 2022 at 7:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 15, 2021

**Attendance:**

Reed, \_\_\_\_\_; Shoffner, \_\_\_\_\_; Morrison, \_\_\_\_\_; Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_.

**A Moment of Silence in memory of Our Primary Engineer, Joseph Brutosky of JTB Engineering who passed away on June 11, 2022.**

The following request was sent to us today, July 5, 2022, after the agenda was set and posted 24 hours before the time of this meeting as required by the Sunshine Law.

A motion to add the consideration of approval of the Bolus Project to this evening’s agenda is requested by the client’s representative. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) this request.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

A motion to add the consideration of the approval of an extension of 60 days for the Bolus Project to this evening’s agenda if so desired by the client or the client’s representative in attendance at this evening’s meeting. A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) this request.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Public Comment on Items on Agenda Only:** Five minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the Township. One address per person.

**Minutes:** The Minutes from the Regular Meeting from June 6, 2022 are up for approval. Are there any additions or corrections?

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Minutes as submitted.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**Zoning Officer’s Report:**

1. The Zoning Officer’s Report for June 2022 is attached. Also attached is an additional report showing Zoning Hearing dates and decisions in regards to those hearings.

2. A Zoning Ordinance Violation was issued to Curtis Pick of 29 Chrissy Lane, Sugarloaf, PA 18249. It was issued because the side yard setback is less than the required 10 feet. He filed A Notice of Appeal Application. The Hearing will be held on July 25, 2022.

**Subdivision/Lot Consolidations/Land Development:**

There are no new Subdivisions or Land Developments at this time.

**Old Business:**

**Crossroads XOX, LLC and JVI, LLC:**

 1. The Hearing will continue at the Zoning Hearing Board Meeting on July 25, 2022 at 7 PM.

2. A Drawing of the revised truck parking area has been received for review. Copies are on the front table for all Planning Commission Members.

3. A letter was received from Pennoni requesting a 60 day extension. The Extension would expire on September 13, 2022.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 60 Day Extension for Crossroads XOX, LLC and JVI, LLC expiring on September 13, 2022.

Roll Call: Reed: \_\_\_\_\_; Shoffner: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella:\_\_\_\_\_.

**SAI Sugarloaf Realty (SR93 Convenience Store & Gas Station):**

 1. The 1st Zoning Review was received from Henry Mleczynski, Zoning Officer with comments.

2.A Zoning Hearing was held on June 23, 2022. A letter from Atty. Seach states that the Zoning Hearing Board voted to approve the 15 foot variance, allowing the new canopy to infringe upon the front set back by 15 feet and pursuant to the design plan submitted. The Board also noted that this would have qualified as an acceptable change of non-conforming use. Since issue 2, concerning paving, was stipulated as unnecessary by the Township and accepted by the Board, this issue is moot.

**Bolus Land Development:**

1.The Bolus Land Development Improvement Agreement and Storm Water Operation Maintenance Agreement tendered by Atty. Karpowich was received from Atty. Joseph Baranko.

**New Business:**

 1. Any other business that the Board Members want to discuss.

2. The next scheduled meeting of the Planning Commission will be held on Monday, August 1, 2022 at 7:00 P.M.

**Public Comment:** Five minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the township. One address per person.

**Adjournment:** With no further business to attend to, a motion to adjourn was made by \_\_\_\_\_, seconded by \_\_\_\_\_, at \_\_\_\_\_\_ P.M.