**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR AUGUST 1, 2022**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday, August 1, 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, \_\_\_\_\_; Morrison, \_\_\_\_\_; Ecker, \_\_\_\_\_; Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_.

Mann Shoffner has resigned from his position of Vice Chairman. A motion is needed to appoint someone to the position of Vice Chairman of The Planning Commission Board.

A motion was made \_\_\_\_\_, seconded by\_\_\_\_\_, to appoint \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to the position of Vice Chairman of the Planning Commission Board for Sugarloaf Township.

Roll Call: Reed: \_\_\_\_\_; 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 July 5, 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: \_\_\_\_\_; Morrison: \_\_\_\_\_; Ecker: \_\_\_\_\_; Cusatis: \_\_\_\_\_; DiSabella: \_\_\_\_\_.

**Zoning Officer’s Report:**

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

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

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

**Old Business:**

**Lands of Book:**

1.RJD Engineering’s 2nd review was received.

2. Final Rolled Plans were received and reviewed by RJD Engineering. Joseph Calabrese states that the Plans have addressed all comments and the Plans can be submitted to the Planning Commission for Approval and Signature.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Rolled Plans as Complete

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

If approved, the Rolled Plans will be signed after the meeting.

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

1. The Hearing was rescheduled from July 25, 2022 to September 26, 2022. The Applicant has requested this change due to the Township’s consideration of an ordinance to extend the amount of time for construction following zoning approval.

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

1. Revised Plans were received and are available for all Planning Commission Members for

review.

2. Received Approval Letter from Luzerne Conservation District.

3. The Applicant’s original 90 day period would expire on July 31, 2022. An electronic vote was taken by the Planning Commission Members to extend the period to the date of the Planning Commission Meeting on August 1, 2022. A new extension would then be voted on at the meeting. It was approved unanimously.

4. We received a letter of request for a 90 day extension. The extension would expire on

October 29, 2022.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 day extension.

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

5. Henry Mleczynski, Zoning Officer sent email to SAI Sugarloaf Realty in regards to items that were not addressed in his 1st review. He asked them to address them before his 2nd review.

**Bolus Land Development:**

Bolus did not apply for an extension. Their time limit expired on July 19, 2022. The Planning Commission denied their Final Plans at last month’s meeting. The Supervisors also voted in agreeance with the Planning Commission to deny the Final Plans at their meeting on August 19, 2022.

**Sugarloaf Logistics:**

1. PennDOT reviewed their application and sent them a letter identifying issues that must be addressed in order for their review to continue.

**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 Tuesday, September 6, 2022 at 7:00 P.M. due to the holiday on Monday, September 5, 2022.

**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.