**SUGARLOAF TOWNSHIP PLANNING COMMISSION**

**AGENDA FOR DECEMBER 5, 2022**

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

**Pledge of Allegiance**

**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 November 7, 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:**

1. The Zoning Officer’s Report for November 2022 is attached.

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

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

**Old Business:**

**Crossroads XOX, LLC**

 1. A request was received from Pennoni for a 90 day extension. The current extension will expire on December 12, 2022. A 90 day extension would then expire on March 12, 2023.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) a 90 day extension that would expire on March 12, 2023.

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

**Crossroads XOXO, LLC and JVI, LLC**

1. A notice was received from PennDot epermitting stating that they received the Highway Occupancy Permit Application but had to return it for revision and resubmission. A week later they sent an email stating that they received the application again and that it is now under review.

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

1. A letter was received from Penn DOT stating that they had received and reviewed the Highway

 Occupancy Permit Application. They returned it for revisions.

1. An “Applicant’s Authorization for Agent to Apply For Highway Occupancy Permit” was received from LIVIC Civil. The letter is for review and comment by the Planning Commission and possible recommendation to the Board of Supervisors for approval. A letter was also received from Engineer, Dennis Peters with comments.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table,deny) forwarding the “Applicant’s Authorization for Agent to Apply For Highway Occupancy Permit” to the Supervisors for approval.

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

1. A letter was received from PA DEP stating that they received and reviewed the revision. The Review has determined that the project does not meet the requirement of Chapter 71 for a Plan Revision, therefore the planning module was being returned. DEP has advised that until planning has been properly completed and approved by the municipality and concurred with by the DEP, no sewage or building permits should be issued for construction at this site.

**New Business:**

1. The Salata Rezoning Request was received from Atty. Baranko along with the proposed Ordinance #2022-7. Also received was a letter from Luzerne County stating that they reviewed the application for rezoning and have no comments. The Application is for re-zoning approximately 4.08 acres located in Sugarloaf Township from R-1 to C-1 zoning.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the re-zoning request.

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

1. A Zoning Permit Application and Plans were received from Orbit Energy & Power in regards to a ground mount solar installation for 210 Maple Drive, Drums, PA 18222. Any ground mount solar system must be approved by the Planning Commission before the permit can be issued.

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

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

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

4. The Regular and Reorganization Meeting of the Planning Commission will be held on Monday,

January 3, 2023 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.