

**SUGARLOAF TOWNSHIP PLANNING COMMISSION
AGENDA FOR FEBRUARY 6, 2023**

The Sugarloaf Township Planning Commission is holding their regular monthly meeting this Monday February 6, 2023 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, 2022.

Attendance:

Ecker, _____; Cusatis, _____; DiSabella, _____; Reed, _____

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 Reorganization and Regular Meeting from January 3, 2023 are up for approval. Are there any additions or corrections?

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

Ecker, _____; Cusatis, _____; DiSabella, _____; Reed, _____

Zoning Officer's Report:

1. The Zoning Officer's Report for January 2023 is attached.
2. A Review Letter was received from Peters Consultants, Inc. with comments in regards to a Stormwater Management Permit Application Level 2 for Diana Deleon. Deleon will be constructing a new home with attached garage and driveway on Lot #9 College Crest.
3. The Zoning Hearing Board Meeting for January 23, 2023 was cancelled due to no new or old business to discuss.

Subdivision/Lot Consolidations/Land Development:

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

Old Business:

Crossroads XOXO, LLC:

1. A 90 Day Extension Request was received from Pennoni. The current time expired on February 5, 2023 which was 1 day prior to the Planning Meeting. An email vote was taken by the Planning Commission and a 90 Day Extension was approved. The Extension will expire on May 6, 2023.
2. Notice was received from PennDOT e-permitting stating that they received an application for a highway occupancy permit and it is under review.

Crossroads XOXO, LLC continued:

- 3. A letter was received from Luzerne County Planning Commission in regards to Crossroads XOXO Building #1 Land Development with their comments along with a letter from Barry Isett & Associates with comments.
- 4. A Review Letter was received from Zoning Officer, Henry Mleczynski, with comments.

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

- 1. A letter was received from Engineer Peters Consultants, Inc. outlining the current status of the SR93 project. Their new deadline for Land Development Planning Approval is March 27, 2023. The Subdivision of the project was approved by the Planning Commission on January 3, 2023 and needs to be reviewed/approved by the Sugarloaf Township Supervisors at their February 21, 2023 meeting. Preliminary Plans for the Land Development were submitted and reviewed by Peters Consultants, Inc. Comments are to be addressed before the Plans can be considered by the Planning Commission.

Sugarloaf Logistics, LLC:

- 1. A message was received from PennDOT e-permitting stating that it has been 150 days since Sugarloaf Logistics, LLC’s Highway Occupancy Permit Application was returned to them and no corrections were received since.

New Business:

Thomas Trella/ Bellagio Fields Banquet Facility:

- 1. Tom Trella of Bellagio Fields is requesting to speak to the Planning Commission Board in regards to conditional approval of construction of an accessory building at 712 State Route 93, Sugarloaf, PA 18249.
- 2. A letter was received from Twin Oaks Consulting, the Township’s Secondary Engineer, stating that the Accessory Building Use Plans on the Thomas Trella/Bellagio Fields Banquet Facility are administratively complete. The Plans are presented to the Planning Commission for acceptance as administratively complete.

A motion by _____, seconded by _____, to (approve, table, deny) acceptance of the Accessory Building Use Plans as administratively complete.

Ecker, _____; Cusatis, _____; DiSabella, _____; Reed, _____

If approved, a copy of the Plans will be given to each Board member.

A motion by _____, seconded by _____, to (approve, table, deny) conditional approval of the Accessory Building Use based on the plans, meeting conditions of approval from Twin Oaks Consulting and Brior Environmental.

Ecker, _____; Cusatis, _____; DiSabella, _____; Reed, _____

- 3. A Review Letter with comments was received from Twin Oaks Consulting.
- 4. A Review Letter with comments was received from Brior Environmental.
- 5. A Review Letter was received from Zoning Officer Henry Mleczynski with comments.

Thomas Trella/ Bellagio Fields Banquet Facility continued:

6. Trella's Accessory Building Use Project Alternative Analysis was received from Peters Consultants, Inc.
7. A copy of the Sewage Facilities Planning Module was received from Peters Consultants, Inc.
8. A Pennsylvania Department of Conservation and Natural Resources Project Information Report was received from Peters Consultants, Inc.

Other New Business:

1. Nicholas Larock had been appointed to the Planning Commission Board but according to MPC, an elected auditor cannot fill a position on the Planning Commission Board. The appointment will have to be reversed.
2. Any other business that the Board Members would like to discuss.
3. The next Regular Meeting of the Planning Commission will be held on Monday, March 6, 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.