**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

**858 MAIN STREET, SUGARLOAF, PA 18249**

**FEBRUARY 5, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Tuesday, February 5 at 6:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 15, 2023.

**Attendance:**

Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_Benulis, \_\_\_\_\_ 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 Regular Meeting and Reorganization from January 2, 2024 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: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Zoning Officer’s Report:**

1. There was no Zoning Hearing Meeting on January 22, 2024 due to no business to discuss.

2. The Zoning Report was received from Zoning Officer Henry Mleczynski

3. Hazleton 218 PA 93 is requesting to re-face a sign for one-sided use only. Per request from Zoning Officer Henry Mleczynski, the information is presented to the Planning Commission for any comments or concerns.

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

**Trella-Bellagio Fields Accessary Use Building:**

1. Received Final Plans and Response Letter from Mr. Trella’s Engineer, Peters Consultants. The Plans were given to Twin Oaks to review for completeness.

2. Review Letter with comments was received from the Township’s Secondary Engineer, Twin Oaks. We also received the latest drawing of the parking islands.

3. Received a response from Peters Consultants in regard to Twin Oaks’ questions about the number of EDU’s dedicated to the new facility.

4. A Waiver Request was received from Mr. Trella’s Engineer, Peters Consultants. They are requesting the waiver to allow for the planting of low growing, ground hugging shrubs and wild grasses as reviewed and accepted by the Township Engineer. A motion is needed to approve this waiver.

A motion by\_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Landscape Waiver Request.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

5. Received Notice from DEP for the Authorization to Discharge under the (NPDES) National Pollutant Discharge Elimination System).

6. Received Approval Letter from Luzerne Conservation District in regard to the Minor Amendment to Permit Coverage.

7. Final Revised Plans were received from Peters Consultants. They were reviewed by our Secondary Engineer Twin Oaks and deemed complete. The Final Rolled Plans are presented to the Planning Commission. If approved, the Plans will be signed after the meeting.

A motion by\_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Plans.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Rutkowski Subdivision:**

1. A Review Letter with comments was received from Peters Consultants, Inc.

2. Revised Preliminary/Final Plans were received from Surveyor Matthew Laidacker. A copy has been sent to Peters Consultants to review for completeness. If complete, the Final Rolled Plans will be available at March’s Meeting to accept and sign.

**Le Famigilia Compagnia Subdivision:**

1. Received an Approval Letter-Exception from DEP.

**Crossroads XOX Building #4 Subdivision:**

1. Received a Review Letter with comments from Luzerne County Planning Commission.

**Crossroads XOX, LLC Final Major Subdivision / Lot Line Adjustment for Proposed Building #4:**

1. Received a Review Letter with comments from Engineer Dennis Peters.

2. Received a Review Letter with comments from Luzerne County Engineer.

**Sugarloaf Logistics:**

1. A letter with comments was received from PennDOT in regard to the Highway Occupancy Permit Application. The comments must be addressed, and the application resubmitted.

2. A letter was received from Kimley-Horn requesting a 180 Day Extension. The Extension would then expire on August 28, 2024.

A motion by\_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 180 Day Extension expiring on August 28, 2024.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Old Business:**

There is no Old Business to discuss.

**New Business:**

**SAI State Route 93 Convenience Store & Gas Station:**

1. Amended Final Land Development Plans for Charging Stations were received from LIVIC Civil. Due to the changes, the Plans are presented to the Planning Commission for determination on how to proceed with these Plans. Please note that the new Plans change the number of charging units from 2 to 12.

**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.