**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

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

**MARCH 4, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Tuesday, March 4, 2024 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 from February 5, 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. The Zoning Report was received from Zoning Officer Henry Mleczynski. There were 8 permits issued and none denied.

2. The Permit Application for the Douglas VanHorn Ground Mount Solar System at 111 Center Hill Road, Sugarloaf, PA 18249 is presented to the Planning Commission.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Ground Mount Solar Project.

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

If approved, the permit application will be forwarded to the Zoning Officer.

3. Turkey Hill would like to add beer sales to their existing use. This is presented to the Planning Commission for discussion and comments in regards to the parking requirements.

4. The Zoning Officer, Henry Mleczynski is presenting Ordinance #1 of 2016 to the Planning Commission for discussion. The Ordinance is the Amendment of the Sugarloaf Township Subdivision and Land Development and Creating a Lot Consolidation Subdivision Procedure. This is for discussion only, no action may be taken at this time.

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

**Rutkowski Subdivision:**

1. A Review Letter was received from Zoning Officer Henry Mleczynski stating that the intended requirements are in compliance with the township’s ordinance for the A1 District.

2. Received the Review Letter from Peters Consultants stating that the Plans are complete and may go to Planning for acceptance and signature.

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

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

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

**Crossroads XOXO, LLC Building #1 and #3:**

1. A Notice Letter was received from Pennoni stating that they are applying for an individual NPDES Permit for Stormwater Discharges Associated with Construction Activities from the PADEP.

2. Received the Municipal Notification of Planned Land Development for Chapter 102 Permits and Completeness Checklist from Engineer Dennis Peters.

3. Received a Notice from e-permitting at PennDOT that they have received Application #271620 Cycle #7 for the HOP and it is under review.

4. A Review Letter with comments was received from Engineer Peters Consultants.

**Crossroads XOX Building #4 Subdivision:**

1. Received a Notice from e-permitting at PennDOT (for Application #332500) that the Application was received and is under review.

2. Received a Letter from Pennoni requesting a 180 Day Extension. The Extension would then expire on

September 2, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 180 Day Extension.

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

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

1. Received a Letter from Pennoni requesting a 180 Day Extension. The Extension would then expire on

August 31, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 180 Day Extension.

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

2. A Review Letter with comments was received from Engineer Peters Consultants.

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

1. LIVIC Civil is requesting to speak with the Planning Commission in regards to plans for the EV charging stations.

A motion by\_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) LIVIC Civil moving forward and submitting the Plans.

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

2. Received Letter from PADEP regarding ECB-Storage Tanks Program Chapter 245 Technical Summary CR Review and UST Closure Report.

**Sugarloaf Industrial & Logistics Holdings, LP:**

1. Received a Request for LERTA Resolution. The Request was added to the Supervisor’s Agenda on February 20, 2024. The Supervisors approved the Request for LERTA to move forward to the Planning Commission for approval.

A motion by\_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the LERTA Request to move forward for advertising and Public Hearing.

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

**Old Business:**

There is no Old Business to discuss.

**Correspondence:**

1. A Letter was received from PA DEP in regards to SAI and the ECB-Storage Tanks Program with comments.

**New Business:**

There is no New Business

**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.