

**RICE TOWNSHIP PLANNING COMMISSION
RICE TOWNSHIP MUNICIPAL BUILDING
3000 CHUCH ROAD
MOUNTAIN TOP, PA 18707**

**MINUTES
March 23, 2016**

The regular monthly meeting of the Rice Township Planning Commission was held on Wednesday, March 23, 2016.

ROLL CALL:

- Tom Romanyshyn - Present**
- Ann Kijek - Present**
- Kevin Rogan - Present**
- Ray Fedor - Present**
- Bob Smith - Present**

Also in attendance were: Solicitor Jack Dean, Secretary Alicia Stier, Don & Joyce Rowles, Lee Harvilla, and Dennis Kijek.

Chairman, Ray Fedor, calls meeting to order at 7:00 p.m.

MOTION TO ACCEPT MINUTES OF LAST MEETING (January 27, 2016):
Motion by Bob Smith; seconded by Ann Kijek. All in favor.

NEW BUSINESS:

1. Harvilla Reverse Subdivision

Secretary Stier stated that no application has been submitted at this time and that the property owner had questions regarding feasibility due to the size of the lots.

Mr. Harvilla stated that he owns two, technically three parcels, on 345 Park Drive, all of which are non-conforming. He would like to remove the lot-lines to combine the lots into 1 lot, and eventually build a ranch house on the property. He currently has a modular home that sits on one of the lots. Each lot's dimension is 50' x 150'. Mr. Harvilla would like to sell the modular home once the ranch home is completed, as he was informed he will have about a year to remove the modular home.

Solicitor Dean stated that the reverse subdivision would remove one of the non-conforming lots. He stated that generally this is feasible; it has been done before, if not here, then somewhere else. Solicitor Dean stated that he would like to see the plans before making a definitive statement.

Surveyor Dennis Evans will be taking care of the submission paperwork. Mr. Harvilla was told that an occupancy permit for the ranch house would not be issued until the modular home was removed from the property.

Mr. Harvilla was asked to have his surveyor submit paperwork before the next Planning Commission meeting so that it may be reviewed by the Commissioners.

Tom Romanyshyn thinks that the bigger lot would be an asset to the community. He asked about the status of the septic.

Mr. Harvilla stated that he's been working with the Sewage Enforcement Officer and will have the issues worked out before applying for a building permit. Solicitor Dean stated that it shouldn't be a problem so long as the setback requirements are met.

PUBLIC COMMENT:

Mr. Rowles stated that there was no meeting last month, but he was wondering what happened to the Dave Coleman Sewage Module. Solicitor Dean stated that this issue came up in 2015 and hasn't been addressed since.

Chairman Ray Fedor stated that they needed to prove whether or not residents along that line would be mandated to hook-in. The Commission hasn't heard anything since that meeting. Tom Romanyshyn stated that Coleman's representatives didn't think it would be necessary for residents to tie in.

Mr. Rowles stated that the residents of Laurel Lakes are dealing with a broken bridge and that they might not want this line installed. He asked if Coleman was in Rice Township or Nuangola Borough--it was stated that he is located in Rice Township.

Mr. Rowles went on to ask why the Planning Commission has never talked about bringing water into the area. He asked why fire hydrants couldn't be brought down to other areas of the mountain by tapping into the water system on Burma Road.

Chairman Fedor stated that it would be up to the water company, and they would need to determine feasibility of such a project. Cost is a big factor.

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, April 27th, at 7:00 p.m.

MOTION by Tom Romanyshyn, second by Kevin Rogan, to adjourn at 7:19 p.m.

All in favor.

MOTION CARRIED.