

MINUTES
LUZERNE COUNTY PLANNING COMMISSION
JULY 11, 2019

ATTENDANCE

Present were Nancy Eckert, Secretary, (Acting Chairperson), Gary Swartz, George Prehadin, Karen Fleisher, Shane Novak and William Kane, Members, Heath Eddy, Planning Commission Executive Director, Pat Dooley and Jim Weber, Staff, Michael Butera, Planning Commission Solicitor; Kathy Wood, Recording Secretary, Tom DeAngelo, P.E., Barry Isett & Associates Inc. and Representatives for Subdivision/Land Development.

Absent was N. Brian Caverly, Chairperson, Cinda Hartman, Vice-Chairperson.

SUBDIVISION/LAND DEVELOPMENT

1. Robert Cragle, 1001 Center St., Wanamie, PA, developer of the Cragle Land Development (1001 Center St.) in Newport Township is seeking Preliminary Plan Approval. The project is to construct a 4,000 sq. ft. hardware store with 2,000 sq. ft. lumber storage overhang and approximately 22 parking spaces at 1001 Center St, with access drive from (S.R. 3004) Kirmar Ave. The site is 3.0 acres in size and will be served by public water and sewer and is located in a (B-2) Community Business District. (2-3 - maps)

Robert Cragle was present along with Martin Moucha, P.E., Quad Three Group. Mr. Moucha stated that that Mr. Cragle will be constructing the building and it may take him a few years to finish the project. He stated Mr. Cragle would like to operate a hardware store from the new

building. Mr. Moucha also stated that Mr. Cragle is looking for Preliminary Plan approval so he could begin getting the property ready for the construction of a new building. Mr. Moucha stated there are still outstanding comments that have not been resolved such as a Highway Occupancy Permit from PennDOT, some Stormwater Management comments and also some general engineering comments.

Acting Chairperson, Nancy Eckert asked for staffs recommendaton.

Planning Commission Director Heath Eddy stated staff is recommending Conditional Preliminary Plan Approval with outstanding conditons which are stated in the June 27, 2019 letter from Daniel J. Wilusz, P.E., Barry Isett & Associates Inc. (Enclosed)

No objectors were present.

A motion was made by Mr. Kane, seconded by Mr. Novak and unanimously carried to approve Preliminary Plan Approval for the Cragle Land Development in Newport Township with conditions in enclosed letter from Barry Isett & Associates Inc.

OTHER BUSINESS

Continuation of review of Luzerne County Zoning Ordinance.

Planning Commission member, George Prehatin asked to note in the minutes that the Planning Commission will include discussions concerning chickens, wi-fi towers and medical marijuana.

ADJOURNMENT

Heath Eddy adjourned the meeting.

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script that reads "Kathy Wood".

**KATHY WOOD, RECORDING SECRETARY
LUZERNE COUNTY PLANNING COMMISSION
FOR**

**NANCY ECKERT, SECRETARY
LUZERNE COUNTY PLANNING COMMISSION**



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June 27, 2019
Project #334419.001-CH-24000MS

Mr. Heath Eddy, Executive Director
Luzerne County Planning/Zoning Department
Penn Place
20 North Pennsylvania Avenue, Suite 208
Wilkes-Barre, PA 18711

Dear Mr. Eddy:

RE: LUZERNE COUNTY SUBMISSION #4899 – 2ND RE-REVIEW
Cragle Land Development
Newport Township, Luzerne County, Pennsylvania
Preliminary Land Development Plan Review

Barry Isett & Associates, Inc. (Isett) has reviewed the above-referenced land development submission, consisting of the following items which were reviewed for compliance with the Newport Township ordinances and general engineering practice:

1. Transmittal Letter, dated June 13, 2019, including 1 page.
2. Response Letter to Isett Review Comments, dated June 7, 2019, including 4 pages, prepared by Quad Three Group, Inc., Wilkes-Barre, Pennsylvania.
3. Response Letter to Luzerne County Planning Commission Review Comments, dated June 7, 2019, including 2 pages, prepared by Quad Three Group, Inc., Wilkes-Barre, Pennsylvania.
4. Preliminary Land Development Plans, dated October 3, 2018, with revision date June 7, 2019, including 18 sheets, prepared by Quad Three Group Inc., Wilkes-Barre, Pennsylvania.
5. Post-Construction Stormwater Management (PCSM) Report, dated October 3, 2018, revised June 12, 2019, including 66 pages, prepared by Quad Three Group, Inc., Wilkes-Barre, Pennsylvania.

The applicant intends to construct a 4,000 square-foot hardware store located on a 3.00 +/- acre site. Associated site paving and stormwater management improvements are also proposed as part of the project. The project is located on West Kirmar Avenue (S.R. 3004) within the B-2 Community Business District in Newport Township, Luzerne County.

Based upon our review, the following comments are offered for your consideration. The comment numbers are referenced to the comments in our previous review letter dated October 22, 2018:

Subdivision and Land Development Ordinance

16. Appropriate sewage facility planning should be addressed.

- *The sewage exemption should be received prior to recording of the final plan or prior to issuance of the building permit, whichever occurs first.*

Stormwater Management

1. The stormwater time of concentration calculations should be revised to address the following:

- a. The pre-development Tc path should be included entirely within the delineated drainage area.
 - *The comment remains.*
- c. The pre-development Tc path should start from the most hydraulically remote point of the drainage area from the design point. Since the bulk of the time in the Tc calculation is made in the first 50 feet or so of the flow path, that length should not start at the top of a steep embankment.
 - *It appears from the site contours that the most hydraulically remote point for calculation of the Tc path may be more in the central part of the site.*

General Engineering

28. A wetlands certification should be provided on the plan, for signature by the individual who completed the wetlands determination, which confirms that the wetlands limits shown on the plan are accurate and in conformance with the wetlands determination.

- *The certification should include a signature line for the individual who completed the wetlands determination and should include a confirmation that the wetlands limits shown on the plan are accurate and in conformance with the wetlands determination.*

34. A Highway Occupancy Permit (HOP) is required from PennDOT for the proposed driveway access onto West Kirmar Avenue (S.R. 3004). Sheet CLS-1 should include a note indicating that a Highway Occupancy Permit is required pursuant to section 420 of the act of June 1, 1945 (P.L.1242, No.428), known as the "State Highway Law," before driveway access to a state highway is permitted. If the permit for the proposed driveway access has already been obtained, then the permit number should also be referenced on the plan and a copy of the permit provided to the County.

- *The HOP should be obtained prior to the start of construction if the plans are not to be recorded prior to the start of construction.*
- General Note 4 on Sheet CLS-1 should be revised to read "A Highway Occupancy Permit is required pursuant to section 420 of the act of June 1, 1945 (P.L.1242, No.428), known as the "State Highway Law," before driveway access to a state highway is permitted."

34. The stormwater bed is not drawn consistently on Sheet C-401, The Erosion and Sediment Control Plan, compared to the other plans. A revised plan should be submitted to and approved by the Conservation District showing the correct basin configuration or verification provided from the Conservation District that revised approval is not required.
35. The Inlet 5 Detail on Sheet C-303 shows the basin outlet control with a 14" diameter orifice, while the calculations have been revised to show a 7" orifice and a 9" orifice. The detail should be revised to be consistent with the calculations.
36. The 7" orifice invert elevation in Inlet 5 is set lower than the 24" basin inflow pipe invert, allowing storm volume entering Inlet 5 to bypass the basin. The 7" orifice should be set higher than the basin inflow pipe.

These comments are made with the understanding that all features are accurately displayed on the submitted plans and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices. This is not a comprehensive list, and other comments may be added as additional information becomes available or should change.

In summary, we suggest that the applicant address the above-mentioned comments prior to consideration for plan approval.

Please do not hesitate to contact me at 570-497-8340 if you should have any questions regarding this letter.

Sincerely,



Daniel J. Wilusz, P.E.
Senior Project Manager

cc: Mr. Lawrence Plesh, PE
Luzerne County Engineer