

MINUTES
LUZERNE COUNTY PLANNING COMMISSION
August 8, 2019

ATTENDANCE

Present were N. Brian Caverly, Chairperson; Cinda Hartman, Vice-Chairperson; Nancy Eckert, Secretary; Karen Fleisher; Gary Swartz; and Carl Naessig, Members; Heath Eddy, Planning Commission Executive Director; Michael Butera, Planning Commission Solicitor; Kathy Wood, Recording Secretary; Pat Dooley and Jim Weber Staff, and Representatives for Subdivision/Land Development.

Absent was Shane Novak, William Kane and George Prehatin, Members.

MINUTES.

A motion was made by Gary Swartz, seconded by Karen Fleisher and unanimously carried to approve the minutes of July 11, 2109.

Heath Eddy, Planning Commission Executive Director introduced new member Carl Naessig.

SUBDIVISION/LAND DEVELOPMENT:

1. Earth Conservancy, Mike Dziak, 101 S. Main Street, Ashley, PA, developer of the E.C. – Bliss Major Subdivision II in Newport and Hanover Townships and Nanticoke City is seeking Final Plan Approval. Earth Conservancy is proposing to create a two (2) lot major subdivision totaling 130.12 acres and a proposed private drive road easement containing 5.52 acres. Two (2) lots are proposed since the private road intersects the area to be developed and the area for the proposed stormwater basin. The majority of Lot 1A containing 121.84 acres is

located in Newport Township in a (M-1) Mining District and partly in Hanover Township. Lot 1B containing 8.28 acres is located partly in Nanticoke City and Hanover Township. Earth Conservancy proposes to sell both lots to a private developer and retain the proposed easement. See Sections 5.51 & 8.22 of the Luzerne County Subdivision/Land Development Ordinance.

Attorney Mark VanLoon, council for Earth Conservancy and Allen Bellas, PLS. were present.

Attorney VanLoon stated the project consists of two lots. Lot 1A containing 121.84 acres in size in Newport Township and partially Hanover Township will be sold for commercial use. The second lot 1B is 8.28 acres in size in Hanover Township and Nanticoke City will be used for stormwater management for Lot 1A. Both lots will be sold to an unnamed third party developer. The creation of the two lots is due to the location of a proposed access road which will provide access to Lot 1A and future development in the area. Attorney VanLoon stated the access roadway will comply with all requirements in the Luzerne County SALDO and when complete will seek to dedicate it to public use.

Attorney VanLoon stated Lot 1B is not to be further subdivided, sold or developed separately from Lot 1A unless and until it fronts on a public roadway.

Attorney VanLoon also stated when development plans have been finalized such use will be subject to applicable zoning and land development approval by the Luzerne County Planning Commission.

According to Attorney VanLoon, the City of Nanticoke and Hanover Township have already approved the plan.

No objectors were present.

Mr. Eddy stated waivers were requested from the SALDO: Section 7.12, Section 7.22 and Section 7.134 and staff is recommending Conditional Final Plan Approval.

A motion was made by Ms. Hartman, seconded by Mr. Naessig and unanimously carried, to approve Conditional Final Plan Approval for the E.C. – Bliss Major Subdivision II in Newport and Hanover Townships and Nanticoke City with the following condition:

- 1. A notarized letter signed by the applicant agreeing to any and all approval conditions required by the Planning Commission and to comply with local, state and federal ordinances and regulations.**
- 2. Six (6) months to submit the above item to the Commission. Failure to provide the approved item by February 8, 2020 will result in the automatic disapproval of your plans.**

ADJOURNMENT

A motion was made by Ms. Hartman seconded Mr. Swartz and unanimously carried to adjourn the meeting.

RESPECTFULLY SUBMITTED,

Kathy Wood
**KATHY WOOD, RECORDING SECRETARY
LUZERNE COUNTY PLANNING COMMISSION**

FOR

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