

MINUTES
LUZERNE COUNTY PLANNING COMMISSION
AUGUST 10, 2017

ATTENDANCE

Present were N. Brian Caverly, Chairman, Christine McLaughlin, Patrice Persico, Gary Swartz, George Prehatin, Richard Kramer, Karen Fleisher, Members; James Ferry, Planning Commission Executive Director; Michael Butera Planning Commission Solicitor; Kathy Wood, Recording Secretary; and Representatives for Subdivision/Land Development.

Absent was Cinda Hartman, Vice-Chairman and Nancy Eckert, Secretary, Members.

MINUTES

Correction to July 13, 2017 minutes. Page four (4) should read as follows: Conditon #4 – An open-ended not op-ended.

With the correnction noted a motion was made by Ms. Persico, seconded by Mr. Prehatin, and unanimously carried to approve the Minutes of the July 13, 2017 meeting.

SUBDIVISON/LAND DEVELOPMENT

1. Sandy Telichno, acting on behalf of Main Pool & Chemical Inc., 110 Commerce Road, Dupont, PA, developer of the Main Pool & Chemical Inc. Land Development in Dupont Borough is seeking Final Plan Approval. The project is to construct an 18,150 sq. ft. high detached storage building with parking and stormwater facilities. The site is 2.31 acres in size

and is located in a (M-2) Light Industrial District. A Financial Security Guarantee acceptable to the Planning Commission Solicitor in the amount of \$94,668, will be required. (2-3)

Tom O'Malley (owner) of Main Pool & Chemicals Inc. along with Sandy Telichno (office manager) were present. Mr. O'Malley stated he would like to construct an 18,150 sq. ft. addition to his building to be used for storage.

Terry Ostrowski, P.E., Borton-Lawson Engineering stated there is an existing building on the property with gravel and paved areas where chemicals and storage containers are presently being stored. Mr. Ostrowski stated the reason for the new building would be to get all of what is being stored outside into the new building. Mr. Ostrowski stated the new building will not be heated and will not have any bathrooms or water service, only electricity.

Mr. Ostrowski stated once the material being stored outside is moved into the new building, top soil and seeding will be done in that area.

Mr. O'Malley stated they will be extending their alarm system to the new building along with additional lighting.

Commission Member, Richard Kramer asked Mr. O'Malley what kind of chemicals will be stored in the new addition.

Mr. O'Malley said all non-hazardous dry goods, ice melt, rock salt, lime, soda ash, bicarb, calicum etc. will be stored in the building.

No objectors were present.

Mr. Ferry stated staff is recommending Conditional Final Plan Approval with one (1) condition.

A motion was made by Mr. Kramer, seconded by Ms. Fleicher and unanimously carried to approve Conditional Final Plan Approval for the Main Pool & Chemical Inc. Land Development with the following condition:

- 1. Original notarized letter signed by the applicant agreeing to complete the improvements as depicted in the plans to any and all approval conditions required by the Planning Commission, and to comply with local, state and federal ordinances and regulations.**

- 2. John C. Metz, 2 Woodland Drive, Dallas, PA, developer of the Metz Culinary Management Building Addition Land Developemt in Dallas Borough is seeking Final Plan Approval. The project is to construct an 8,300 sq. ft. 16 ft. high expansion to an existing commercial facility to accommodate a new office, test kitchen and lobby. The site is 1.95 acres in size, served by an existing on lot sanitary sewer system, on lot well and is located in a (B-2) Highway Business District. Site grading will be done for stormwater facilities and landscaping and additional parking will be on an adjacent lot. A Financial Security Guarantee in the amount of \$171,000.00 acceptable to the Planning Commission Solicitor will be required.**

Brian Bufalino, General Council, for Metz Culinary Management stated Metz Culinary Management is a food service company that provides food services to schools, universities and hospitals. He stated that the present location of the company is their national headquarters. Attorney Bufalino stated the plan is to expand their headquarters and add new office space, test kitchen and lobby.

Deanna Schmoyer, Borton-Lawson Engineering, stated the project location is Woodland Drive and Route 415 in Dallas Borough. Ms. Schmoyer stated no new employees will be added. It will be a reallocation of space. She also stated that additional parking will be created and a new HOP will be required.

Ms. Schmoyer stated to the Commission that a waiver of SALDO Section 7.12 (scale of fifty feet to one inch or one hundred feet to one inch) via a note included on the plans is being requested.

No objectors were present.

Mr. Ferry stated staff is OK with the requested waiver of SALDO Section 7.12 and is recommending Conditional Final Plan Approval.

Gary Swartz recused himself from the voting.

A motion was made by Ms. McLaughlin, and seconded by Mr. Prehatin and unanimously carried, to grant a waiver of SALDO Section 7.12 (scale of fifty feet to one inch or one hundred feet to one inch) and Conditional Final Plan Approval for the Metz Culinary Management Building Addition Land Development with the following conditons:

1. A PennDOT Highway Occupancy Permit (HOP) will be required prior to final approval of this project.
2. Original notarized letter signed by the applicant agreeing to complete the improvements as depicted on the plans to any and all approval conditions required by the Planning Commission, and to comply with local, state and federal ordinances and regulations.
3. One Year to submit the above items to the Commission. Failure to provide the approved items by August 10, 2018 will result in the automatic disapproval of your plan.

ADJOURNMENT

A motion was made by Mr. Caverly, seconded Ms. McLaughlin and unanimously carried to adjourn the meeting.

RESPECTFULLY SUBMITTED,



KATHY WOOD, RECORDING SECRETARY
LUZERNE COUNTY PLANNING COMMISSION
FOR

NANCY ECKERT, SECRETARY
LUZERNE COUNTY PLANNING COMMISSION