



BEAR CREEK TOWNSHIP

PLANNING BOARD

Chairman

Ronald J. Knorr

Vice Chairman

Joseph Yenchik

Board Members

Anthony Ciliberto

Richard Kresge, Jr.

Michael Parri

March 21, 2005 Planning Board Meeting Minutes

The meeting started at 7:05 pm and Board Member Mike Parri was absent.

Tony Ciliberto made a motion to approve the minutes to the February meeting. All Board Members were in favor.

➤ **Agenda Item: Kenzakoski Subdivision – Final Approval**

Randy Howard (Surveyor for Kenzakoski's) provided the Board with an enlarged map of the area explaining that the Kenzakoski's would like to create a building lot for their son. There is an existing paved driveway that will be the access to this lot. A separate Highway Occupancy Permit has been received for both lots. (Copies provided) The deed for this property described 2 separate lots but was only one deed. This subdivision will now create two separate lots to correspond with the two lot descriptions in the existing deed.

Ron Knorr asked if this property was ever subdivided before and Randy indicated it had not. Ron pointed out that this is a minor subdivision and that the property owner may want to consider and additional changes now. After this subdivision any future changes will be considered a major subdivision. Randy Howard indicated the property owners are aware of this and do not want to incur the expense of additional perk tests at this time.

Joe Yenchik pointed out a 2-foot discrepancy in the survey. Randy Howard explained that he only surveyed the lot to be subdivided and that he is not attesting to the entire tract (surveyed in 1968). After the subdivision the remaining lot will consist of 31.3 acres.

Joe Yenchik and Ron Knorr asked Randy Howard if he could rename lot #2, "Residual Tract" for clarity. Since he did not have all of the copies for signature he said he would make this minor change.

Joe Yenchik made a motion (with Ron Knorr seconding) to accept the plan. All Board Member were in favor of the motion. Since Randy Howard did not have all copies to be signed no plans were signed at this time.

➤ **Agenda Item: Bald Mountain Wind Park – Final Approval**

Jack Varaly presented the Board with final Millar maps for signature regarding the Bald Mountain Wind Park. Community Energy has now moved the turbines from the Dutko property back to the Banaczek property (which was approved at a prior meeting). Community Energy felt that there was more room on the Banaczek property.

A discussion over this topic began that included the following:

- Board did not feel that were provided sufficient information on the Banaczek property
- Concern over Community Energy filing two plans
- Confusion over what was previously approved regarding this project
- Concern over the original map being presented in May 2001
- Board felt this should have been a new submittal
- County review of this project was never received or reviewed by the Board
- Highway Occupancy Permit and Erosion and Sediment Plans not provided to the Board

The Board is concerned over the lack of procedure when a plan leaves their agenda and becomes the responsibility of the Supervisors and Code Enforcement Officer. The Board also discussed with Jack Varaly and Bill Vinsko different ideas on how to prevent this confusion in the future. (i.e. if plan is not approved in 1 year the process starts over -due to ordinance changes and place time limitation on conditions.)

The Board questioned Jack Varaly as to the need to have these maps signed so quickly. Jack informed the Board that the Community Energy might lose financial funding if they do not get this approved.

The Board wanted to discuss the Community Energy maps with the Supervisors and then regroup to review the plans. Plans were not signed. (Update – the plans were signed on 3-25-05).

Ron Knorr made a motion (Joe Yenchik seconding) to request the Code Enforcement Officer attend the Planning Board Meetings. All Board Members were in agreement of this motion.

The meeting closed at 8:27 pm.