



BEAR CREEK TOWNSHIP

PLANNING BOARD

Chairman

Ronald J. Knorr

Vice Chairman

Joseph Yenchik

Board Members

Anthony Ciliberto

Richard Kresge, Jr.

Michael Parri

May 16, 2005 Planning Board Meeting Minutes

The meeting began at 7:05 pm. Board Members Ron Knorr and Rich Kresge were absent.

The Board approved the March 2005 meeting minutes.

Due to the late receipt of the documents for both agenda items, the Board informed the attendants of both agenda items that they would discuss their specific plans but would not render any decisions.

➤ **Agenda Item:** Keen Subdivision

Karen & Daren Keen were in attendance to speak to this agenda item.

This property is currently zoned R-1 and the residents are looking to subdivide their 2.25 acres to build another residence. The subdivision would create two lots that are less than the 2-acre minimum required.

Jack Varaly informed the Board that Luzerne County reviewed this subdivision back in 2000 and will not complete another review. Within the use table for R-1 in the BCT code the minimum lot size is 1 acre. Since Luzerne County does not have the most up to date BCT code they would not have addressed this in their review in 2000.

The Board informed Jack Varaly and the Keen's that the minimum lot size in BCT has been 2 acres for years. The Board asked Bill Vinsko to research this in advance of the next meeting.

The Board tabled this agenda item until the June 20, 2005 meeting.

➤ **Agenda Item:** Cingular Wireless Cell Tower

James Mitchell, Marco Paredes, Mario Calabretta & Brock Riffel were in attendance representing Cingular Wireless.

James Mitchell explained that Cingular Wireless is looking for land development approval for two cell towers. One at 3444 Meadow Run Road and the other is 400 foot east of Suscon Road (beyond shooting range). The road off of Suscon Road is a conservation corp. road. The Game Commission

owns all property. The Game Commission will be using these towers for their own benefit and will also allow the towers to be used by other carriers.

Joe Yenchik asked the representatives if the property owners along Meadow Run Road have been notified of this potential land development and they were not aware that they had. James Mitchell indicated that they are approximately 250ft from any property line with the towers.

Marco Paredes indicated that fencing will be required to avoid vandalism of the tower and Tony Ciliberto reminded the representatives that BCT does not allow barbwire.

Joe Yenchik requested the following items be clearly identified on the map for the next meeting:

1. Surveyor seal on map
2. Provide a prime intersection on the map – currently map is difficult to follow
3. Clearly identify whether the property has wetlands

James Mitchell indicated that the above items would not be a problem.

Mike Parri questioned James Mitchell as to the height of the towers and was told one tower would be 150ft and the other would be 140ft.

Bill Vinsko and James Mitchell discussed the license agreement that Cingular will have with the Game Commission regarding the use of the land. The agreement includes the removal of the tower if no longer being used, however, if other carriers are using this tower it will not be removed. The Board requested a copy of this agreement.

This agenda item was tabled until the June 20, 2005 meeting.

Miscellaneous

Residents in attendance had an overwhelming amount of questions/concerns for the Board, Jack Varaly & Bill Vinsko regarding the Bear Creek Township Wind Project. The questions resulted in the Board requesting the following items from the Supervisors:

1. The Board would like the Supervisors to establish a one-year deadline for final approval of all plans. After the one year lapses, a new submission would be required.
2. The Board would like the Supervisors to officially request the Code Enforcement Officer's attendance at all scheduled Planning Board Meetings.
3. The Board would like the Code Enforcement Officer to review the Bear Creek Wind Project site weekly and report his findings to the Board in writing. In addition, the Board would like to see any permits, fines, etc. requested or issued to owner of the project (Energy Unlimited, Inc.).
4. The Board would like the Supervisors to consider automatically revoking the plans of any project that is subject to repeated fines by Bear Creek Township or any government agency.
5. The Board would like the Supervisors to consider enacting a stop work/ cease & desist order on the Bear Creek Wind Project. Currently, the project has started on the site without approval and the owner of the project has publicly announced changes in the plans that have yet to be approved.

The Board asked Bill Vinsko if he could send a letter to Energy Unlimited, Inc. rescinding the preliminary conditional approval that was granted for this Wind Park back in 2003. He will research and provide an update at the next meeting.

Bill Vinsko also informed the Board that since they are only an advisory board the BCT Supervisors could overturn their approval or denial on any project once they render that decision. Until a decision is made, the project must continue to appear before the Planning Board.

The meeting closed at 8:35 pm.

