



BEAR CREEK TOWNSHIP

PLANNING BOARD

Chairman

Joseph Yenchik

Vice Chairman

Richard Kresge, Jr.

Board Members

Anthony Ciliberto

Michael Parri

Ed Benkoski

November 21, 2005 Planning Board Meeting Minutes

The meeting began at 7:03 pm and all Board Members were present. Code Enforcement Officer Conrad Hochreiter was not in attendance.

The prior meeting (October 2005) minutes were approved with a motion by Tony Ciliberto, and a second by Ed Benkoski. An update to the October minutes will be made to show that Ed Benkoski made the motion with a second by "Joe Yenchik" (not Ed Benkoski) on the Laurel Brook subdivision.

Agenda Item: Mangan Subdivision

Greg Schumacher was in attendance representing this agenda item.

Greg Schumacher is looking for conditional approval on this subdivision pending the Highway Occupancy Permit, which was to be issued the Wednesday after the Planning Meeting. Greg did not have a number but did receive verbal confirmation that the permit will be issued on Wednesday. (The sewer module was signed.)

The property owner would like to get this approval by the end of the year and since this will be the last meeting until January 2006 he was hoping they could make an exception on the permit. Attny. Bill Vinsko cautioned the Board about setting precedence.

After further discussion, a motion was made by Joe Yenchik (Second by Mike Parri) to conditionally approve the subdivision based upon Jack Varaly receiving the permit number by 11/23/05 and the actual permit itself by 11/28/05 (the next Supervisor's meeting). If not received by these dates the condition expires and this approval is null & void. All Board Members were in agreement.

Agenda Item: Energy Unlimited, Inc. (Bond Clarification on Wind Farm)

(Discussion Only)

Attny. Bill Vinsko provided the Board with a copy of a Time Extension Agreement between BCT & Energy Unlimited, Inc. (signed by John Connolly – 11-21-2005). The extension will prevent BCT from rendering a decision on the Land Development Application (25 turbines) they have submitted. The extension moves the deadline for a decision from 11-29-05 to 2-28-06.

Jack Varaly mentioned that each condition must be outlined by EUI. Currently, EUI is missing much of the items required. Additionally, the deadline for submission for the January Planning Meeting will be 12-26-05.

A discussion began with residence over BCT involvement of private roads (Blossom Road specifically) involved in this project. Ultimately, it was agreed that whether EUI gets a bond, or establishes an escrow account, it is the Boards responsibility to ensure the safety of the residents is not compromised. The roads in this project should be no worse after the project than when it started. The Board would like to see the residents on the road are satisfied with the agreement.

The meeting closed at 8:00 pm.