



# BEAR CREEK TOWNSHIP

## PLANNING BOARD

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### Chairman

Joseph Yenchik

### Vice Chairman

Richard Kresge, Jr.

### Board Members

Anthony Ciliberto

Michael Parri

Ed Benkoski

### October 17, 2005 Planning Board Meeting Minutes

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The meeting began at 7:15 pm and Board Member Mike Parri and Code Enforcement Officer Conrad Hochreiter were not in attendance.

The prior meeting (September 2005) minutes were approved with a motion by Ed Benkoski, and a second by Tony Ciliberto.

#### **Agenda Item: Cingular Wireless**

No representatives were in attendance for this agenda item.

A motion was made at the August Meeting to approve a 60-day extension - 60 days have elapsed.

Cingular has asked for an additional extension from the Planning Board until January, 2006.

This request was approved – all Board members were in agreement.

#### **Agenda Item: Mangan Subdivision**

No one was in attendance representing this agenda item.

Greg Schumacher is looking for conditional approval on this subdivision pending the Highway Occupancy Permit and sewage module. These two items are still outstanding.

The Board agreed that these are important items and would not provide conditional approval. The Board noted they would put this the September Planning Board agenda.

#### **Agenda Item: Laurel Brook Estates Subdivision**

George Albert was in attendance representing this project. On the maps provided to the Board and BCT Engineer were updated to reflect this project is a major subdivision.

Joe Yenchik asked George Albert if all necessary bonds were in place and he responded that they were. George Albert stated he would send BCT a copy for their records.

George Albert noted that a traffic study was done on the additional 9 lots added to Laurel Brook Estates and found that there will be no impact to the traffic. Approximately 36 additional trips per day will occur.

There is absolutely no way to access this project through BC Village. Only the road will be in BCT. Attorney William Vinsko reiterated that there is nothing legally that can be done to prevent the use of a BCT road by BC Village. Attorney Vinsko suggested that BCT & BC Village get together and discuss what can be done.

Bonnie Wasilewski stressed her disapproval of using BCT roads for the construction of this project.

A length discussion began over the use of the BCT roads but ultimately the Board of Supervisors must discuss this with BC Village.

A motion was made by Ed Benkoski (2<sup>nd</sup> by Joe Yenchik) to accept the changes on property alignments without conditions.

All Board Members were in agreement and approved the submission.

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

John Connolly was in attendance representing EUI.

Jack Varaly indicated that bonding usually is for improvements for roadways to be dedicated to BCT in the future.

Rich Kresge would like to see a performance bond (in the event of company bankruptcy), bond for removal of turbine if company fails to complete the project, a bond for Blossom Road and for other access points to the project.

Richard Kresge, Sr. provided and read a letter to the Board expressing his concern over this project and its impact on the residents along Blossom Road. (The letter is attached to these minutes for your reference.) Mr. Kresge estimated \$130,000 to update the road to standards and noted that he wants to be able to come and go as he pleases. He operates his business off of this road and this may impact the traffic from his business. Jack Varaly asked Mr. Kresge if the use of this road is in his deed and Mr. Kresge confirmed that it is.

John Connolly stated that the original agreement with Mr. Moran (owner of road) put \$50,000 in escrow for the update of Blossom Road. At this point, \$32,000 will be needed to update the Elias & W. Kresge properties at the end of Blossom Road due to Penn DOT guidelines. Mr. Connolly noted that he is willing to work with the residents on this and will have an "outstanding correction to their concern". Rich Kresge requested that the agreement be updated with Mr. Moran. Richard Kresge, Sr. has always maintained Blossom Road and if updated he will be off the hook for future repairs.

John Connolly responded to Rich Kresge's request for a bond to remove turbines stating that no wind project in the U.S. takes down turbines. Tony Ciliberto mentioned to Mr. Connolly that it shouldn't be a problem to get a bond for the removal of these turbines. Joe Yenchik stated that the Board does not want BCT to turn into a windmill junkyard – they don't want a mark on the land.

John Connolly feels that Mr. Moran is getting a bad "rap" that is undeserved. Residents shouldn't jump and scream at meetings that they need to communicate. He will listen and then go back to EUI and try and sell what they are looking for. John Connolly also confirmed that design costs are not included in the \$32,000 plan.

John Connolly stated that the flow of traffic from this project will not be like a funeral procession and that residents will be able to get to appointments. He did note that since children are not going to appointments like sling shots this should not be an issue. Trucks should never block Blossom Road because it is not a staging area for the project.

BCT Attorney William Vinsko will respond to Mr. Connolly regarding the bonding required by BCT for this project.

The meeting closed at 8:50pm.