

BRANCH TOWNSHIP PLANNING COMMISSION

1/18/90

MEETING OPENED AT 7:30 PM

MEMBERS PRESENT: DAVID BELL, NORMAN BERTASAVAGE,  
JOHN KONICONIS, HAROLD BUSCHAR, GEORGE SOMERS

VISITORS PRESENT: WALLY WYDA, MIKE BOSACK DAVID SCHULTZ.

THE MINUTES OF THE PREVIOUS MEETING OF 10/19/89 WERE READ. A MOTION TO APPROVE THE MINUTES AS READ BY N. BERTASAVAGE, 2ND BY H. BUSCHAR, ALL APPROVED.

THE JOSEPH & THERESA SCHOFFETALL APPLICATION FOR VARIANCE IN THE BUILDING OF A RACING PIGEON LOFT WAS DISCUSSED. THE ZONING HEARING BOARD HELD A MEETING FOR THE VARIANCE ON JAN. 4, 1990. THE MEETING WAS HELD BEFORE AN OFFICIAL STATEMENT COULD BE MADE BY THE PLANNING COMMISSION.

THE SCHOFFETALL'S OWN A LOT  $\approx$  54' X 188' LOT #49 OLD LLEWELLYN RD., NEXT TO ST. BARBARA CEMETERY. THIS AREA IS ZONED R-2. BASED ON THE PLANNING COMMISSION INVESTIGATION & REFERRING TO THE WORK SESSION OF SEPT 13, 1988 WHERE AN AVIARY WAS DENIED A MOTION WAS MADE BY N. BERTASAVAGE TO RECOMMEND THAT THE ZONING

BOARD DENY THE APPLICATION. 2ND BY J. KUNIGONIS  
ALL APPROVED. A LETTER WILL BE SENT TO  
RICK YUTKO & S.J. PRICE ESQ. STATING OUR POSITION.

A MOTION BY N. BERTASAUAGE FOR REORGANIZATION  
TO KEEP THE OFFICERS THE SAME AS 1989  
2ND BY HAROLD BUSCHAR, ALL APPROVED.

CHAIRMAN : DAVID BELL  
VICE CHAIRMAN : NORMAN BERTASAUAGE  
SECRETARY : JOHN KUNIGONIS

THE EXPIRATION DATE OF THE MEMBER OF THE  
PLANNING COMMISSION ARE:

DAVID BELL	1990
JOHN KUNIGONIS	1991
HAROLD BUSCHAR	1992
N. BERTASAUAGE	1993
GENO SOMERS	1994

MOTION TO ADJOURN BY N. BERTASAUAGE  
AT 9:25 PM 2ND BY G. SOMERS.

John A. Kunigoni

BRANCH TOWNSHIP PLANNING COMMISSION

2/15/90

MEETING OPENED AT 7:30 PM

MEMBERS PRESENT: DAVID BELL, JOHN KUNIGONIS, HAROLD BUSCHAR,  
GEORGE SOMERS

VISITORS PRESENT: BOB KEIFER, JERRY RIZZARDI, JOSEPH HUDOCK  
SUPERVISORS

RANDY SUNDAY, GREG BRENNAN, MIKE DIRENZO

THE MINUTES OF THE PREVIOUS MEETING OF 1/18/90 WERE READ  
A MOTION TO APPROVE THE MINUTES AS READ WAS MADE BY  
H. BUSCHAR, 2ND BY G. SOMERS. ALL APPROVED.

THE FINAL PLAN OF THE SUNDAY DEVELOPEMENT DRG # 3-004-3  
WAS PRESENTED. QUESTIONS WERE ANSWERED ABOUT WATER  
DRAINAGE ALONG THE ROAD & ALONG LOT #6. RECOMMENDATIONS  
WERE MADE THAT THE BOND <sup>POSTED</sup> FOR THE ROAD BE INCLUDED  
ON THE FINAL PLAN. QUESTIONS WERE ALSO RAISED ABOUT  
INCLUDING THE WATER LINES IN THE BOND & WATER RUNOFF  
& SEDIMENTATION DURING ROAD CONSTRUCTION. THE TOWNSHIP SUCITOR  
WILL BE CONTACTED CONCERNING PINE STREET WITH THE  
DEVELOPEMENT.

A MOTION WAS MADE BY J. KUNIGONIS THAT A  
NEUTRAL ENGINEER BE APPOINTED & ANALYZE THE  
FINAL PLAN & RECOMMEND ANY CHANGES NEEDED.  
OTHER THEN THOSE LISTED ABOVE. 2ND BY G. SOMERS  
ALL APPROVED.

MOTION TO ADJOURN AT 9:00 BY G. SOMERS 2ND  
BY H. BUSCHAR.

 John A. Kunigonis

3/15/90

BRANCH TOWNSHIP PLANNING COMMISSION

MEETING OPENED AT 7:05 PM

MEMBERS PRESENT: DAVID BELL, NORMAN BERTASAVAGE, JOHN KUNIGONIS, HAROLD BUSCHAR, GEORGE SOMERS

VISITORS PRESENT: RANDY SUNDAY, GREG BRENNAN  
TOM YASHINSKY

THE MINUTES OF THE PREVIOUS MEETING OF 2/15/90 WERE READ. A MOTION BY N. BERTASAVAGE TO ACCEPT THE MINUTES AS READ, 2ND BY H. BUSCHAR, ALL APPROVED

TOM YASHINSKY, REPRESENTING, MAST ENGINEERING PRESENTED HIS REVIEW OF THE SUNDAY DEVELOPEMENT.

THE FOLLOWING SECTIONS THAT ARE WAIVED OR COMPROMISED PERTAIN TO THE SUNDAY DEVELOPEMENT & NOT TO ANY FUTURE DEVELOPEMENT.

SECTION	403.02 (D)	<del>ONLY</del> NO TOWNSHIP MARKER AVAILABLE
"	" (D)	SIX (6) PRINTS REQUIRED
"	" (M)	WAIVED
"	502.02	PLAYGROUNDS NOT REQUIRED
"	502.03	WAIVED
"	504.03	TWENTY-FIVE (25) FT EASEMENT ON EACH SIDE OF THE CREEK

SECTION 504.04

WAIVED

" 506.06

LOT #13 WILL BE REDUCED  
TO AN EIGHTY (80) FT WIDTH  
RIGHT-OF-WAY WILL BE INCREASED  
TO 36.71 FT

SWALES WILL REMAIN INTACT  
UNTIL A ROAD IS CONSTRUCTED,  
THEN A PIPE WILL REPLACE  
THE SWALES

SECTION 507.01

WAIVED

" 507.02

RIGHT-OF-WAY REDUCED TO 50 FT  
FOR CUL-DE-SAC

" 507.03

WAIVED

" 507.04

WAIVED

" 507.06

RADIUS REDUCED TO 45 FT TO  
PAVEMENT EDGE

" 508.01

LOT #12 WILL PROVIDE A RIGHT-OF-  
WAY FOR EASIER ACCESS TO LOT #6

" 602.01

PINS CAN BE SET IN CONCRETE  
INSTEAD OF CONCRETE MARKERS

" 603.01

SUPERCEDE BY A RESOLUTION OF  
APRIL 14, 1979

" 604.02

WAIVED

" 606.01

WATER LINE EXTENSION PLAN IS  
NEEDED

" 610.01 (B)

LINE OF CREDIT IS ACCEPTABLE  
INSTEAD OF A BOND

STORMWATER MANAGEMENT

STEP 1 - HEADWALLS WILL BE CONSTRUCTED

A MOTION BY N. BERTASOUCHE WAS MADE THAT THE SUNDAY PLAN MET SECTIONS 503.04, 506.04, & 506.05. THERE WAS NO 2<sup>ND</sup> MOTION DIED.

A MOTION WAS MADE BY N. BERTASOUCHE THAT THE SECTION OF LOT #6 ON THE EAST END OF THE CUL-DE-SAC BE INCLUDED IN THE DEDICATION OF THE RIGHT-OF-WAY WITHOUT REQUIRED ~~MAN~~ IMPROVEMENTS BY THE DEVELOPER, 2<sup>ND</sup> BY G. SOMERS, ALL APPROVED

A MOTION BY N. BERTASOUCHE TO TABLE THE SUNDAY PLAN UNTIL THE APRIL MEETING TO GET FURTHER INFORMATION FOR THE PLAN. 2<sup>ND</sup> BY H. BUSCHAR ALL APPROVED.

AN APPLICATION FOR A ZONING VARIANCE WAS PRESENTED TO THE COMMISSION FOR THEIR OPINION.

ALLEN G. READING REQUESTED A VARIANCE TO OPEN A CERAMIC SHOP ON BUNTING ST (RT 209) IN A R-4 ZONE. A MOTION WAS MADE BY N. BERTASOUCHE TO RECOMMEND DENIAL OF THE APPLICATION

DUE TO SAFETY, TRAFFIC CONSIDERATIONS. &  
PEDESTRIAN TRAFFIC ACROSS BUNTING ST. ALSO  
SINCE THE AREA IS ZONED R-4, A BUSINESS  
SHOULD NOT BE ALLOWED. END BY H. BUSCHER  
ALL APPROVED

MEETING ADJOURNED AT 10:50 PM

10  
BRANCH TOWNSHIP PLANNING COMMISSION

MEETING OF 4/19/90 OPENED AT 7:15 PM

MEMBERS PRESENT: DAVID BELL, NORMAN BERTASOURGE, JOHN KUKIOWIS  
HAROLD BUSCHAR, GEORGE SOMERS

VISITORS PRESENT: MR RANDY SUNDAY, MR GREG BRENNAN, ATTY  
JOSEPH HOLOCHUCK, MRS KOSTISHAK

THE MINUTES OF THE PREVIOUS MINUTES WERE READ, A  
MOTION TO APPROVE THE MINUTES WAS MADE BY H. BUSCHAR,  
2ND BY G. SOMERS ALL APPROVED

THE ~~SOLICITOR~~ CHANGES IN THE SUNDAY DEVELOPEMENT  
REQUESTED BY THE PLANNING COMMISSION WERE PRESENTED  
BY GREG BRENNAN. ALL CHANGES WERE MADE, HOWEVER,  
THE MINERSVILLE WATER AUTHORITY HAS NOT CONTACTED  
MR SUNDAY CONCERNING THE WATER LINE.

THE SOLICITOR INFORMED THE COMMISSION THAT THREE (3)  
LETTERS OF CREDIT ARE REQUIRED, ONE LETTER EACH  
FOR CONSTRUCTION OF THE ROAD, INSTALCATION OF THE  
WATER LINE & MAINTENANCE FOR THE ROAD. THE LETTER  
OF CREDIT FOR INSTALLATION OF THE WATER LINE SHOULD  
BE MADE TO THE MINERSVILLE WATER AUTHORITY. ALL  
THE LETTERS OF CREDIT ARE IRREVOCABLE.

LOT #6 NEXT TO THE CUL-DE-SAC WAS DISCUSSED.  
ACCORDING TO THE SOLICITOR SECTION 506.02 OF THE  
REGUCATIONS APPLIES TO THIS LOT. A LENGTHY  
DISCUSSION FOLLOWED CONCERNING ACCESS TO THE



11  
JOHN BRENNAN LOT FROM THE SUNDAY DEVELOPEMENT &  
A PRIVATE LANE EASEMENT ON THE MARGRET CLIFFORD &  
RUSSELL CLIFFORD DEED.

ANOTHER LENGTHY DISCUSSION FOLLOWED CONCERNING  
OWNERSHIP OF PINE STREET. THE SOLICITOR STATED  
THAT THE STEPS OF THE FRANK BOSACK III HOUSE  
THAT EXTEND INTO THE RIGHT-OF-WAY OF PINE STREET  
DO NOT HAVE TO BE REMOVED.

AT THIS TIME ATTY J. HOLLOCHUCK STATE HIS  
CLIENT WOULD NOT HOLD THE PLANNING COMMISSION  
TO THE 90 DAY TIME LIMIT.

A MOTION WAS MADE BY N. BERTASOURGE TO GIVE  
CONDITIONAL APPROVAL FOR THE SUNDAY DEVELOPEMENT  
THE CONDITIONS ARE WHETHER THE PROVISIONS OF  
LOT #6 MEET THE REQUIREMENTS OF PROSECTON OF  
RIGHT-OF-WAY, PRESENTATION OF LETTER OF CREDIT,  
THE WATER ISSUE, IMPROVEMENTS TO PINE ST. &  
POSSIBLE LITIGATION ON PINE ST. 2ND BY G. SOMER,  
N. BERTASOURGE, J. KUNIGONIS & G. SOMER VOTED FOR  
THE MOTION, WHILE DAVID BELL & A. BUSCHAR VOTED  
AGAINST THE MOTION, MOTION PASSED

MRS KOSTISHAK OF 2ND AVE. OF W. W. TERRACE  
ASKED QUESTIONS CONCERNING THE SELLING ONE OF  
HER LOTS. SHE HAS A ~~THE~~ SITUATION THAT IF  
SHE SELL THE VACANT LOT NEXT TO ~~HER~~ WHERE  
HER HOME IS LOCATED, THE MINIMUM 15 FT  
SIDE-SET-BACK WOULD BE VIOLATED. THE PLANNING  
COMMISSION RECOMMENDED THAT MRS KOSTISHAK GO  
TO THE ZONING BOARD FOR A VARIANCE ON HER  
LOT TO REDUCE THE SIDE SET BACK.

MEETING ADJOURNED AT 9:30

John A. Zunigoni

(12) 5/17/90 BRANCH TOWNSHIP PLANNING COMMISSION

MEMBERS PRESENT: DAVID BELL, JOHN KUNIGONIS, HAROLD BUSCHAR

VISITORS PRESENT: RADDY SUNDAY, DICK RUSSELL

MEETING OPENED AT 7:00 PM.

THE MINUTES OF MEETING OF 4/19/90 WERE READ.

A MOTION TO APPROVE THE MINUTES WAS MADE BY H. BUSCHAR, 2ND BY D. BELL. ALL APPROVED.

ACCORDING TO A DISCUSSION AMONG, MR. SUNDAY, ATTY HOLOCHUCK, ATTY RUSSELL, & D. BELL, PINE STREET WILL BE PAVED BY MR. SUNDAY. THE OWNERSHIP OF LOT #6 NEXT TO THE CUL-DE-SAC WILL BE WAIVED. THE WATER LINE TO THE SUNDAY DEV. WILL COME FROM THE INTERSECTION OF SUNSET & PINE ST, ACROSS RT. 209 TO THE DEVELOPEMENT.

THE PLANNING COMMISSION RECEIVED A LETTER FROM MERIDIAN BANK STATING THAT MR. SUNDAY WILL RECEIVE A LINE OF CREDIT WHEN THE SUNDAY DEV. IS APPROVED. ACCORDING TO OUR SOLICITOR ONLY TWO LETTERS OF CREDIT ARE NEEDED; ROAD IMPROVEMENT & INSTALLATION OF WATER LINE.

THE APPLICATION, ALONG WITH A CHECK FOR  
\$25.00 & THE FINAL PLAN, WERE SUBMITTED FOR  
FINAL APPROVAL. A MOTION TO APPROVE THE  
FINAL PLAN WITH ALL APPROVED CHANGES WAS MADE  
BY H. BUSCHAR, 2ND BY J. KUNIGOWIS. ALL APPROVED  
MEETING ADJOURNED AT 8:00

John A. Kunigowis



BRANCH TOWNSHIP PLANNING  
COMMISSION

9/20/90

MEMBERS PRESENT: DAVID BELL, NORMAN BERTASAVAGE  
JOHN KUNIGONIS, HAROLD BUSCHAR

VISITORS: NONE

MEETING OPENED AT 7:00 PM

THE MINUTES OF THE PREVIOUS MEETING OF  
5/17/90 WERE READ. A MOTION TO ACCEPT THE  
MINUTES AS READ WAS MADE BY NORMAN B.,  
2ND BY HAROLD B. ALL APPROVED

A REVISED SECTION OF THE SUNDAY DEVELOPMENT  
WAS PRESENTED & THE FOLLOWING ITEMS WERE  
DISCUSSED:

- 1) A DRAIN PIPE & CATCH BASIN ON PINE STREET
- 2) PHYSICAL MOVEMENT OF SUNDAY DRIVE TO THE EAST
- 3) GUARD RAILS ON SUNDAY DRIVE
- 4) PENN-DOT PERMIT FOR ACCESS TO RT 209 FROM PINE STREET

THE PLANNING COMMISSION IS WAITING FOR  
MAST ENGINEERING & THE SOLICITOR TO  
WORK OUT THE PROBLEMS BEFORE MAKING ANY  
STATEMENT.

A BOB SMITH FROM TREMONT HAD A  
SKETCH PLAN THAT WAS SHOWN. A LOT,  
105' X 400', IS THE PROPOSED SUBDIVISION

HOWEVER, THE ONLY ACCESS TO THIS LOT IS  
A RIGHT-OF-WAY OWNED BY READING ANTHRACITE  
FROM CHESTNUT ST. BOB SMITH WAS MADE  
AWARE OF THESE PROBLEMS BY DAVID BELL.

THE ANGELINE LAUDERMAN SKETCH PLAN  
WAS SHOWN. MRS LAUDERMAN PROPERTY IS  
TO BE DIVIDED INTO TWO PARCELS. HOWEVER  
THERE IS NO ACCESS TO THE UPPER LOT. THERE  
IS A PROPOSED "C" STREET ON TOWNSHIP  
DRAWINGS, BUT NO SUCH STREET EXISTS. THE  
LAUDERMANS WILL CONTACT THEIR LAWYER &  
ENGINEER TO CHECK FOR ACCESS TO THE UPPER LOT.

THE JOE PRITZ PROBLEM WAS DISCUSSED  
QUESTIONS WERE RAISED ABOUT THE 5 LOTS  
ACROSS HEFNER ST FROM PRITZ DODGE.

THOSE 5 LOTS WERE NEVER APPROVED FOR  
SUBDIVISION.

A MOTION TO ADJOURN THE  
MEETING AT 9:00 PM WAS MADE BY NORMAN B.  
2ND BY JOHN K.

John A. Kunigund