

**BRANCH TOWNSHIP PLANNING COMMISSION**

June 6, 1995

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Harold Buschar

Visitors Present: Mary Rushanan

The meeting was held in the Amvets building and opened at 7:10 P.M.

The minutes from the previous meetings of January 26, 1995 and May 2, 1995 were read. Norman Bertasavage made a motion to correct the January 26 minutes. The correction changes the meeting days of the planning commission from the first thursday of the month to the first tuesday of the month. Harold Buschar seconded the motion and all approved. Norman Bertasavage made a motion to accept the May 2 minutes with no corrections. The motion was seconded by Harold Buschar and all approved.

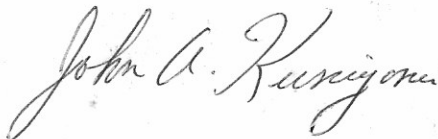
**Old Business:**

The sketch plan brought in by Mary Rushanan at the May 2 meeting was discussed. David Bell went to sites in the plan to study the situation. His recommendations to the commission was not to abandon the unopened portions of Blackwood, Washington and East Streets. Blackwood St. was proposed to extend into the adjoining Drazanovich and Paul Laudeman properties and therefore has possibilities of being opened. East Street also would provide access to an adjoining property. Therefore, it is the recommendation of the planning commission that the streets not be abandoned at this time.

**New Business:**

There was no new business.

The planning commission meeting adjourned at 7:40 P.M. and the Comprehensive Plan Workshop continued.



John A. Kunigonis

**BRANCH TOWNSHIP PLANNING COMMISSION**

August 1, 1995

Members Present: David Bell, Norman Bertasavage, John Kunigonis

The meeting was held in the Amvets building and opened at 7:10 P.M.

The minutes from the previous meetings of June 6, 1995 were read. Norman Bertasavage made a motion to accept the minutes as read. Dave Bell seconded the motion and all approved.

Old Business:


There was no old business.

New Business:

The preliminary and final plans for the Subdivision of Property of Edward Bassininsky along with the applications and check #109 in the amount of \$25.00 were submitted. The main lot is being subdivided into three lots with the two smaller lots being in the opposite corners. Lot #2 already has a trailer and well on site, while lot #3 remains undeveloped. There were no problems with the plans or the applications and both met all requirements. Norman Bertasavage made a motion to accept the plans as presented pending approval by the Schuylkill County Planning Commission, seconded by John Kunigonis, all approved.

There was no other new business.

The meeting adjourned at 8:10 P.M.

  
John A. Kunigonis

## BRANCH TOWNSHIP PLANNING COMMISSION

September 5, 1995

Members Present: David Bell, Norman Bertasavage, John Kunigonis

Visitors Present: Mr. Polansky

The meeting was held in the Armvets building and opened at 7:10 P.M.

The minutes from the previous meetings of August 1, 1995 were read. Norman Bertasavage made a motion to accept the minutes as read. Dave Bell seconded the motion and all approved.

### Old Business:

The "Subdivision of Properties of Edward Bassininsky" was returned and approved by the Schuylkill County Planning Commission. The plan also met all the township requirements. Norman Bertasavage made a motion to approve the plan, seconded by John Kunigonis, all approved.

Mr. Polansky brought in a sketch plan of an area behind Chestnut Street for a discussion with the planning commission. The same plan was discussed at previous meetings and a formal application should be forthcoming.

### New Business:

Warren W. Ernst, the township building inspector, forwarded a request for a variance to the planning commission for their opinion. Larry Smallwood of 546 Dowdentown Road is planning to open a small workshop in his basement and/or garage. The area is zoned R-2 and a special-use permit will be required to operate a business in that area. The planning commission agrees with Mr. Ernst and will recommend approval of the special-use permit to the Zoning and Hearing Board. A letter stating that request and the variance application will be forwarded to the Zoning Board.

There was no other new business.

The meeting adjourned at 8:15 P.M.

John A. Kunigonis

## BRANCH TOWNSHIP PLANNING COMMISSION

November 8, 1995

Members Present: David Bell, Harold Buschar, John Kunigonis

Visitors Present: Mr. Polansky

The meeting was held in the Armvets building and opened at 7:20 P.M.

The minutes from the previous meetings of September 8, 1995 were read. Harold Buschar made a motion to accept the minutes as read. Dave Bell seconded the motion and all approved.

### Old Business:

Mr. Polansky bought in a sketch plan of an area behind Chestnut Street for a discussion with the planning commission. The same plan was discussed at previous meetings and a formal application should be forthcoming. However, the drawings were forwarded to the Schuylkill County Planning Commission.

### New Business:

The final subdivision plan for The Steven and Veronica Samilo Plan was submitted along with the application and check #203 in the amount of \$25.00 and check # 204 in the amount of \$50.00. The plan divides one lot into three smaller lots that border 1st Street in West West Terrace. The plan met all requirements and will be forwarded to the Schuylkill County Planning Commission along with check #204.

A Special-Use Permit for Thomas Quinn on King St. was presented. The permit request that the applicant be permitted to open a beauty shop or dog-grooming shop in his residence. Regulation Section 5.302 in the Zoning ordinances will allow the permit providing only the residents are allowed to own and operate the business. David Bell made a motion to recommend approval of the permit to the Zoning Board, 2nd by Harold Bushar, all approved.

A Special-Use permit for Mary Rushanan, Box 86, Railroad St. was presented. The permit request that the applicant be permitted to open a real-estate office in her home. The area is zoned R-4 and the same restrictions apply as in the Thomas Quinn request. Harold Buschar made a motion to recommend approval of the permit to the Zoning Board, 2nd by John Kunigonis, all approved. A letter and the applications for both special-use permits will be sent to the Zoning Board. The Zoning Board will be requested to notify the township building inspector along with the applicants of the outcome of their decision.

An application for a variance was submitted by Summit Auto, located on Rt. 209. The variance requests that the setback line be changed. The property is located in two different zoned areas. The northern half is zoned S-1 and the southern half is zoned C-2. The S-1 area requires setback lines of 50 ft. from the front of the property. The variance would change the setback lines to 30-35 ft. However, according to the "Boundary Retracement" drawing presented by Summit Auto, the proposed building can be located in an area that would put it within the regulated front setback lines. The front setback lines in the C-2 area are 30 ft. and the proposed building in that location seems to be within regulations. The rear setback lines in both zoned areas are 50 ft. and 30 ft. respectively. The variance could be permitted on the rear setback lines because development on the property behind Summit Auto is very unlikely.

The zoning board should get a more accurate and scale map detailing the locations of the proposed buildings. The penciled in drawings are not accurate and therefore causes problems for recommendation of the variance. John Kunigonis made a motion not to recommend

approval of the variance by the zoning board due to inaccurate drawings and other options for locations of the proposed building located in the S-1 area. The motion was 2nd by Harold Buschar, all approved.

There was no other new business.

The meeting adjourned at 9:20 P.M.

*John A. Kunigonis*  
John A. Kunigonis

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