BRANCH TOWNSHIP PLANNING COMMISSION

January 5, 1999

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

Visitors Present: None

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of December 2, 1998 were read. Norman Bertasavage made a motion to accept the minutes as read. Harold Buschar seconded the motion and all approved.

A reorganization meeting was held. Norman Bertasavage made a motion to keep the officers the same as 1998, seconded by Scott Shinkel. All approved. The officers are as follows:

David Bell	Chairman
Norman Bertasavage	Vice-Chairman
John Kunigonis	Secretary

The expiration dates of the planning commision members are as follows:

1999	Scott Shinkel
2000	David Bell
2001	John Kunigonis
2002	Harold Buschar
2003	Norman Bertasavage

Old Business:

Nothing further has been heard concerning the Brennan developement.

The Tellez plan was returned and approved by the county planning commission. The plan met all of the township requirements. Norman Bertasavage made a motion to approve the plan as presented and to forward the plan to the township supervisors. The plan was seconded by Harold Buschar and all approved.

New Business:

A sketch plan for the "Subdivision of the property of Edward Bassininsky" was presented. The plan calls for seven lots and a road to be developed at a location between Llewellyn and Phoenix Park. Various questions were raised concerning the cul-de-sac, water runoff, the setback-lines on some lots and lineof-sight from the proposed road to the township road. David Bell will return the sketch plan to Mr. Bassininsky with suggestions for getting the plan approved.

There was no other new business.

The meeting adjourned at 8:40 P.M.

John A. Kunigonis

2-2-99

The regular meeting of the Branch Township Planning Commission was held at the Branch Township Memorial building.

The meeting was called to order by Chairman David Bell at 7:10 PM.

Members present were David Bell, Norm Bertasavage and Scott Schinkle.

Members Absent were John Kunigonis and Harold Bushard.

In the absence of the Secretary, Chairman Bell appointed Norm Bertasavage as acting Secretary.

Guest present were Andrew Stoppie, Ken Curran, and Harry Paul

No minutes of the last meeting were available.

NEW BUSINESS:

A proposed subdivision plan was presented by Andrew Stoppie for the Subdivision of property located on Main Street in Phoenix Park. The plan was to split the current lot into two parcels so Stoppie to could convey one parcel to Curran. Upon examination of the property by Bell and the zoning maps, it was found that the property was in a S-2 area. There are no provisions in the township planning ordinances for residential development in an S-2area.

After discussion between the board members present and the developer, it was agreed that the Developer should submit an application to the Zoning hearing board for a reclassification of the property into a R-2 area. This was agreed to because of the fact of an existing residence has existed on the property before the classification in 1963. It was also noted that there are other existing residences in the same S-2area, homes that were originally Coal Company homes later conveyed to individual.

A motion to send a letter from the board to the Zoning Hearing Board in support of the reclassification was made by Bertasavage, Second by Schinkle. Motion carried.

There being no further business before the board, a motion to adjourn was made by Schinkle, Second by Bertasavage. The board adjourned at 8:45 PM

Respectfully submitted:

NORM BERTASAVAGE
Acting Secretary

Branch Township Planning Commission

POB 22
Llewellyn PA 17944

February 4, 1999

Branch Township Zoning Hearing Board
Attn: R. Yutko, Chairman
POB 22
Llewellyn PA 17944

RE: Stoppie Development

Sir:

Mr. Andrew Stoppie presented a plan for subdivision to the Planning Commission on 2-2-99. The plan calls for splitting an existing residential lot into two parcels, one of which is to be conveyed to Mr. Ken Curran. The lot is located in Phoenix Park on the south side of Main Street.

When the Planning Commission examined the plan, it was found that the property is located in an S-1 area. There are no provisions in the Planning Ordinances of Branch Township for residential structures in an S-1. The Commission therefore recommended that an appeal be directed to the Zoning Hearing Board for a reclassification of the existing property as an R-2 Zoned area.

The S-1 classification rendered in the 1963 Planning ordinance was based on historical ownership of the property in the area by Coal Companies. Residences in the area were Coal Company homes sold to individuals over the years and the ordinance failed to recognize that individual property ownership.

This Board feels that the appeal should be granted in view of the fact that residential structures have existed on this particular property as well as other properties in the immediate area prior to the adoption of the Planning and Zoning Ordinances. The reclassification would benefit not only the subdivider but also provide for additional tax paying residential property, which is in the best interest of the Township.

Respectfully submitted,

DAVID BELL
Chairman

BRANCH TOWNSHIP PLANNING COMMISSION

Aptil 6, 1999

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Scott Shinkel

Visitors Present: None

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of January 5 and Ferbruary 2 were read. Norman Bertasavage made a motion to accept the minutes as read. Scott Shinkel seconded the motion and all approved.

Old Business:

Nothing further has been heard concerning the Brennan or the Bassininsky developements.

The Branch Township Zoning Board held thier meeting on April 1,1999 concerning the Andrew Stoppi request for a variance. There was no opposition to the variance and the zoning board granted the change from a S-2 to a R-2. This variance is restricted only to the lot in the Stoppi subdivision and not the rest of the S-2 zoned area.

The Stoppi subdivision plan was presented to the planning commission. The plan will first be forwarded to the county planning commission for their approval. However, no checks were included with the plan. Norman Bertasavage made a motion to forward the plans to the county contingent on receipt of the checks, the motion was seconded by Scott Shinkel and all approved.
THE CHECKS ARRIVED LATER IN THE MEETING

New Business:

A discussion was held concerning updating the zoning and planning regulations in the township. The firm of Mullin & Lonergan Associates, Inc of Philadelphia and Pittsburgh, PA informed the supervisors that the regulations could be updated for a minimum of $12,000. The planning commission feels that the fee is too high. David Bell will contact several state agencies that assist local governments in updating regulations and will inform the planning commission of his findings in future meetings.

There was no other new business.

The meeting adjourned at 8:40 P.M.

John A. Kunigonis
John A. Kunigonis

BRANCH TOWNSHIP PLANNING COMMISSION

May 4, 1999

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Scott Shinkel

Visitors Present: Harry Paul, Andrew Stoppi

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of April 6 were read. Norman Bertasavage made a motion to accept the minutes as read. John Kunigonis seconded the motion and all approved.

Old Business:

The Stoppi subdivision plan was returned from and approved by the county planning commission. The application and check # 1054 in the amount of $25.00 was submitted to the township. The plan was reviewed at last month's meeting and met all requirements. Norman Bertasavage made a motion to accept the plan and forward it to the supervisiors, seconded by Scott Shinkel and all approved.

David Bell contacted Phil Robbins, who is a local government policy specialist in Harrisburg, for information about updating the township regulations. There are no generic type of regulations available, however, a series of manuals from the Department of Community and Economic Developement to help design regulations were sent.

David Bell also contacted the engineering firm of Hebert, Rowland, & Grubic Inc. of Lancaster, which is doing engineering work for the sewage project in the township. This firm also does work on township regulations. David Bell requested that they inform the supervisors of the costs and the type of work on regulations that they would provide.

Nothing further has been heard concerning the Brennan or the Bassininsky developements.

New Business:

There was no other new business.

The meeting adjourned at 8:40 P.M.

John A. Kunigonis

BRANCH TOWNSHIP PLANNING COMMISSION

June 1, 1999

Members Present: David Bell, Norman Bertasavage, John Kunigonis

Visitors Present: Karen Parrish

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of May 4 were read. Norman Bertasavage made a motion to accept the minutes as read. John Kunigonis seconded the motion and all approved.

Old Business:

David Bell contacted the engineering firm of Hebert, Rowland, & Grubic Inc. of Lancaster. They requested a copy of the zoning regulations, planning regulations, and comprehensive plan to present a proposal for updating our regulations. David Bell will send them the copies.

The planning commission requested and received the rest of the manuals, that help design regulations, from the Department of Community and Economic Developement.

Norman Bertasavage contacted several political representatives in Harrisburg concerning updating the regulations. He found out that there is no repository of generic regulations available to be used as a reference.

New Business:

An annexation plan of the property of David H. & Particia A. Prutzman was presented. The plan calls for the lot of Mirian Rinaldo to be divided into two lots. However, the one lot is strictly for annexation to the Prutzman property and will not result in further subdividing. The plan will be reurned to the plan's engineer for clairification on several issues. The size of the lots, elevations, and current use of existing and adjacent properties on 3rd St. need to be included on the plan.

A request for a variance on setback lines on a property owned by Jay V. & Luann M. Herring of Old Llewelyn Road was presented. The propose to construct a new dwelling on their property. Their request is to reduce the exixting rear setback lines from 50 ft. to 15 ft. The plan will be returned to the engineer. More details are needed in location of exixting septic system, elevations lines, size of new dwelling and reason for location of new dwelling.

Karen Parrish, from the firm of Mullin & Lonergan Associates, Inc.was present to discuss the updating of the township regulations. A lenghtly discussion followed with various ideas and suggestions being reviewed. The planning commission will try to hold informal worksessions to discuss these ideas.

There was no other new business.

The meeting adjourned at 9:15 P.M.

John A. Kunigonis

BRANCH TOWNSHIP PLANNING COMMISSION

July 6, 1999

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Scott Shinkel

Visitors Present: Paul Direnzo, Mark Direnzo, Jay Herring, Luann Herring, Warren Ernst

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of June 1, 1999 were read. Norman Bertasavage made a motion to accept the minutes as read. Scott Shinkel seconded the motion and all approved.

Old Business:

The Jay V. & Luann M. Herring plan was returned from the engineer with the necessary information requested. A discussion was held concerning the location of the proposed dwelling in relation to the setback lines and the existing drain field.

Warren Ernst, the township building inspector, stated that the Herring's building permit, which had a 1 year time limit, has expired. Also, the was no letter from the township sewage enforcement officer included with the plan. However, according to Warren Ernst, the SEO just gave verbal approval of the plan on condition that the variance is granted. If the variance is approved, Warren Ernst stated he would issue a new building permit.

Paul & Mark Direnzo, who own property adjacent to the Herrings, oppose the variance, stating that they had to abide by the subdivision regulations when their plan was proposed. However, the Direnzo subdivision plan and the Herring's request for a variance on a single lot ane two different issues and cannot be compared.

Norman Bertasavage made a motion to send a letter to the Branch Township Zoning Board that the request for a variance in the rear setback lines on the Herring property be granted. The rear setback lines will be in a range from 32 ft. to 39 ft. The plan is drawing #1600-JVH-1 and is dated 5/25/96. Scott Shinkel ~~made a motion~~ to second the motion and all approved.

The final plan of Walter & Mary Ann Strenkoski along with the application and check #5949 in the amount of $25.00 was presented. The plan was returned and approved by the Schuylkill County Planning Commission. The plan met all of the township regulations. Scott Shinkel made a motion to approve the plan as presented and to forward it to the supervisors. David Bell seconded the motion and all approved.

The engineering firm of Hebert, Rowland, & Grubic Inc. of Lancaster contacted David Bell about updating the township planning, zoning and mapping regulations. The minimum fee would be $20,000.

New Business:

The subdivision plan of Mary Ulmer, application, check #392 in the amount of $25.00 and check #391 in the amount of $50.00 was presented. The plan is to divide her existing lot into two separate lots. The lot is located in West West Terrace between Rt.209 and 3rd Ave. Both lots have existing structures on the lots and both have access to Rt. 209. The plan will be forwarded to the county.

A plan of the subdivision of the property of Luigi & Alphonsa Pozza was presented. Checks #7746 in the amount of $25.00 and #7747 in the amount of $50.00 were included. The plan calls for an annexation of a small piece of land to lot # 158. Lot #158 was already approved in a previous subdivision plan. The plan will be forward to the county.

There was no other new business.

The meeting adjourned at 9:30 P.M.

John A. Kunigonis

Branch Township Planning Commission
Llewellyn, PA 17944
July 7, 1999

Richard N. Yutko
Branch Township Zoning/Hearing Board
Llewellyn, PA 17944

Dear Richard:

The Branch Township Planning Commission held a meeting on July 6, 1999. Part of the meeting pertained to the request for a variance by Jay V. & Luann M. Herring. The Herring's plan to construct a new dwelling on their lot which is located on Old Llewelyn Road. This area is zoned R-2 and requires a 50 ft. rear setback line. Due to the location of their proposed dwelling, the Herring's are requesting a variance to reduce the rear setback lines to 32 ft. on the eastern side of the house and to 39 ft. on the western side. All other setback lines on this lot are within the township regulations.

The Planning Commission recommends aprroval of the request for a variance.

Enclosed are copies of the Herring's plot plan and building permit.

The Planning Commission also requests that the Zoing board attempt to hold their meeting as soon as possible due to time limits on the Herring's request for financial assistant, and commitments to the contractor.

Please inform Planning Commission chairman David Bell the time and date of the hearing.

If you have any questions, do not hesitate to contact David Bell.

Sincerely,

John A. Kunigonis

John A. Kunigonis, Secretary
Branch Township Planning Commission

BRANCH TOWNSHIP PLANNING COMMISSION

August 3, 1999

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Scott Shinkel

Visitors Present: Ken Curran

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of July 6, 1999 were read. Norman Bertasavage made a motion to accept the minutes as read. John Kunigonis seconded the motion and all approved.

Old Business:

The subdivision plan of Mary Ulmer was returned from and approved by the county planning commission. The plan is to divide her existing lot into two separate lots. The lot is located in West West Terrace between Rt.209 and 3rd Ave. Both lots have existing structures on the lots and both have access to Rt. 209. The plan met all the requirements. Norman Berasavage made a motion to approve the plan as presented and to forward it to the supervisors. Scott Shinkel 2nd the motion and all approved.

A sketch plan for final record of the property of Luigi & Alphonsa Pozza was presented. The plan calls for an annexation of a small piece of land to lot # 158 to lot# 160. This plan was aprroved by the county. Norman Bertasavage made a motion to accept the amended plan and forward it to the supervisors. John Kunigonis 2nd the motion and all approved.

A discussion was held concerning the problems with a donation of a piece of land from St. Peter & Paul's Russian Orthodox Church to St.Stanislas Church. A previous discussion was held during our May 5,1998 meeting. The area in question cannot be recorded at the courthouse because the plan was not approved by the county. However, this plan is a simple annexation and should not require county approval. The church's attorney will contact the county.

A discussion was held about a subdivision in St. Georges Cemetary, which is located between Spruce St. and Old Llewellyn Road. The plan should be available for September's meeting.

The subdivison/annexation plan of Thomas C. & Miriam Rinaldo, project #9936, Drawing #SD1, dated 7/1/99 was reurned by the Rinaldo's engineer. The plan calls for the annexation of lot # 1 to the existing lot # 2. There will be no future developement on lot # 1. The plan met all the requirements. Norman Bertasavage made a motion to accept the plan as presented and to forward it to the supervisors, 2nd by Scott Shinkle and all approved.

There was no other old business.

The was no new business

The meeting adjourned at 8:25 P.M.

John A. Kunigonis

BRANCH TOWNSHIP PLANNING COMMISSION

September 7, 1999

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Scott Shinkel

Visitors Present: Ed Bassinisky

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of August 3, 1999 were read. Norman Bertasavage made a motion to accept the minutes as read. John Kunigonis seconded the motion and all approved.

Old Business:

The attorny representing St. Peter & Paul's Russian Orthodox Church has not contacted the planning commission.

All the plans from the previous meeting were approved by the supervisors.

The Herring's request for a variance was approved by the township's zoning board. However the Direnzo's are planning a hearing against the approval of the variance.

The sketchplan of Edward Bassinisky dated 9/6/99 was presented.
The plan has several problems:

1) Sight distances for Bassinisky Lane onto township road # 568 (Pheonix Park Road) are not shown on the plan.
2) The are no setback lines shown.
3) The are no provisions shown for stormwater management.
4) Lot # 8 has an insufficient front lot width. The R1 zoned area needs a 150 ft. width at the 35 ft. setback line.

The plan was returned to Edward Bassinisky.

The final subdivision plan of the property of St. George's Ukranian Orthodox Church of Minersville, check # 9328 in the amount of $25.00, check # 9329 in the amount of $50.00 and application were presented. The plan calls for a subdivision inside their cemetary to create a building lot. The lot was adjusted to fit the contours of the cemetary and also to meet township requirements. The septic system will be designed to operate under the conditions stated by the SEO, David A. Smith. However, the SEO has not given approval of the septic system as of this meeting. Norman Bertasavage made a motion to forward the plans to the county but not until the SEO gives his approval of the septic system. The motion was seconded by Scott Shinkel and all approved.

There was no other old business.

New Business:

A sketch plan of the Minersville Safe Deposit Bank & Trust Co. located along Rt.209 was presented. The plan calls for only the re-alignment of property lines between the bank and Michael A. Dallago. The only problem with the plan is the lack of a boundary line between Branch and Norwegian townships. The plan will be returned for clarification.

There was no other new business.

The meeting adjourned at 8:30 P.M.

John A. Kunigonis

Branch Township Planning Commission
Minutes of October 10,1999 Meeting

The regular meeting of the Branch Township Planning Commission was called to order by Chairman David Bell at 7:05 PM in the Branch Township Memorial Building.

MEMBERS PRESENT: David Bell, Chairman, Norm Bertasavage, Vice Chairman, Scott Schenkel, Member.

MEMBERS ABSENT: John Kunigonis, Secretary and Harold Bushard Member.

VISITORS: Mr & Mrs Jay Herring, Mr. Edward Bassinsky.

In the absence of the secretary, Chairman Bell appointed Norm Bertasavage as acting Secretary.

Old Business: The subdivision plan for St George's Church was returned from the County. Chairman Bell pointed out that the sewage module was not presented. He had been in contact with the engineers and the Church concerning this matter. The module would be forth coming. A motion by Bertasavage to recommend the approval of the plan contingent on submission of the sewage module was made and seconded by Schenkel. All were in favor.

Ed Bassinsky presented amended drawings of a Plan for development which was reviewed by the Board. Several suggested revision were made by the board, Mr Bassinsky will incorporate the revision for future submission of a subdivision.

NEW BUSINESS: Mr & Mrs Herring requested the aid of the Planning Commission in conjunction with their plans for Home construction on the Old Llewellyn Road. They requested the board submit a letter to the Township Zoning Board to reverse the direction of previously approved variance. This was due to potential of a protracted legal battle with the owner of the adjacent property. After examination of a sketch plan, the board agreed to have a letter sent to the Zoning Hearing Board recommending approval of the Herrings request.

There being no further business, a motion by Bertasavage to adjourn was made and the meeting adjourned at 8:35 PM.

Respectfully submitted,

NORM BERTASAVAGE
Acting Secretary