

BRANCH TOWNSHIP PLANNING COMMISSION

April 6, 2021

Members Present: David Bell, Laine Gehras, John Kunigonis, Ed Siminitis

Members Absent: Scott Shinkle

Visitors Present None

The meeting was held in the Branch Township Memorial Building and after the Pledge of Allegiance opened at 7:00 PM.

The minutes of the previous meeting were read. A motion was made by Gehras to accept the minutes as read, 2nd by Siminitis. All Approved.

A reorganization meeting was held. Gehras made a motion to keep the officers the same as 2020.
David Bell--- chairman
Laine Gehras, ---vice-chairman
John Kunigonis, ---secretary.
The motion 2nd by Kunigonis and all approved.

The term expiration dates are as follows.

2021 John Kunigonis
2022 Laine Gehras
2023 Edward Siminitis
2024 Scott Shinkle
2025 David Bell

Old Business:

There was no old business.

New Business:

A request for variance was made by Edward T & Angela Siminitis of 109 Springwood Ave. in West West Terrace. The request is for a reduction on the side setback line on the north side of the property to add on to an existing garage. The area is zoned R-2. The neighbor most affected by the variance, Nancy and Bob Davis, have a written statement that they are not opposed to the variance. Checks #2774 and #2775 made out to Branch Township were submitted. A motion was made by Gehras to recommend approval of the variance to the Branch Township Zoning Board, 2nd by Kunigonis and all approved with Siminitis abstaining.

A letter from Brady Levonas of 96 Sunday Drive in West West Terrace stated that he wants to purchase a lot on Sunday drive to construct a non-residential building. The tax map number of the lot is 03-11-0010.013. No other information was provided. The matter was tabled until more information is provided.

A letter from Attorney Lori Guzik who represents Brett Rutecky of Blackwood in New Minersville. Mr Rutecky owns 4 lots in which Blackwood Street and East Street run through his property. The road are "paper only" streets and are impassable due to the terrain. The matter was tabled until further information can be obtained.

There was no other business.

Gehras made a motion to adjourn at 8:25 PM, 2nd by Siminitis and all approved.



John A. Kunigonis
Secretary Branch Township Planning Commission

January 27, 2021

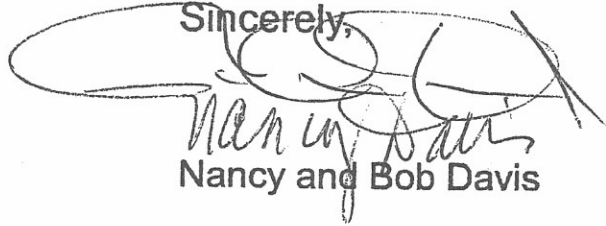
Re: Request for Variance

Branch Township Zoning Board:

This is to confirm our agreement for the Branch Township Zoning Board to approve a variance to the required 15 foot side setback as requested by Edward T. and Angela Siminitus, 109 Springwood Ave, West West Terrace to construct a single car garage on the north side of their property attached to an existing single car garage.

Thank you for your consideration in this matter.

Sincerely,



Nancy and Bob Davis

Branch Township Planning Commission
Llewellyn, PA 17944
April 7, 2021

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

Dear Richard:

The Branch Township Planning Commission held its monthly meeting on April 6, 2021. At the meeting a variance request by Edward T & Angela Siminitis was discussed. The Siminitis's live at 109 Springwood Ave. in West West Terrace and are asking for a variance of the setback line on the north side of their property to add a garage. The area is zoned R-2 which requires a 15 foot side setback. The new structure will be added to an existing garage.

Enclosed is a copy of a letter from neighbors Nancy and Bob Davis asking the Branch Township Zoning Board to approve the variance. The Davis's live to the north of the Siminitis's and would be the neighbor affected by the new garage.

The Branch Township Planning Commission recommends approval of the variance.

Sincerely,

John A. Kunigonis, Secretary
Branch Township Planning Commission