

Fox Township Planning Commission

March 18, 2015

Members Present: Russ Braun, Larry Johnson, Anna May Short, Ken Yost, Gerald Huff, Lulla
Excused: Jason Cotton, Jerry Olsen, Deb Straub

Visitors present:--Members of the Fox Township Zoning Hearing Board
Rob Singer

The March meeting of the Fox Township Planning Commission was called to order at 7:00 pm by Chairman, Russ Braun, followed by the Pledge of Allegiance.

A motion to approve the minutes from the January 2015 meeting was made by Larry Johnson, 2nd by Ken Yost. Approved. No February meeting was held due to lack of a quorum. However members Braun, Olsen and Cotton did review the revised Wolfe development near Red Hill Summit.

Unfinished business:--None

New Business:

Subdivision submitted for approval (1)

Carol Klaiber & Michael Neubert presented a plan subdividing a 2.92 acre parcel off of South Kersey Road. The single family dwelling lot is served by on lot sewage & public water. A concern was noted as to the right-of-way to the proposed lot. A motion to approve contingent upon the right-of-way being included in the deed was made by Gerald Huff, 2nd by Larry Johnson. Approved. A copy of the Deed indicating the right-of-way is to be submitted to the Township.

A proposal to install a new public sewer line from REBCO was reviewed. The proposal involves a low pressure sewer line from REBCO's facility on the Brandy Camp Road that would run along the high-tension power line to Krise Road and then south to intersect with the existing Fox Sewer line. Members discussed several concerns with the project including obtaining all necessary right-of-ways and possible wetland crossing along the proposed route. Members also expressed a deep concern as to if any other property owners along the proposed route would be able to access the sewer line and if any home within 150-feet of the line would be required to connect. Chairman Braun, who also sits on the Sewer Authority, indicated that the sewer line is to be built to Township specifications and turned over to the Authority when completed; the issue of who would be required to connect is currently being reviewed by the Authority.

A motion to approve the Pa DEP Planning Module 4A for this proposal, provided existing dwellings within 150-feet of the sewer line be required to connect and that the sewer line be available to others along the line, was made by Larry Johnson and seconded by Ken Yost. Approved

Matt Pontzer with the Zoning Hearing Board discussed a proposed change to the Fox Township Zoning map. The changes include reducing the size of the Light Industrial (LI) zone near the Townships Foxhead Industrial Park along Green Road or to allow a special exemption within this LI Zone that would allow someone to build a house. The issue arose because adjacent properties outside of the Industrial Park have recently been sold and the new owner is considering options other than industrial use.

Additionally, the issue of also amending the Zoning Map along the Million Dollar Highway in the Rural Residential Zone from the Hoffman Road to Homestead Road area on the east and within the Residential Suburban Zone in the Greenbrier Road / Sunset area on the west side of the Million Dollar Highway. Discussion involved including these residential areas in the Highway / Commercial District or to also allow a special exceptions for selected commercial use.

The Zoning Hearing Board will further discuss these issues and recommend their proposed changes to the Commission for further discussion. No action was taken.

Mr. Pontzer, who is also an engineer with West Penn Power, updated the Commission on the new Squab Hollow electrical substation under construction along the Shelvey Summit Road. Mr. Pontzer indicated that he would attempt to arrange a tour of the site for Commission members prior to our April meeting.

A motion to adjourn at 7:50 pm was made by Larry Johnson, 2nd by Ken Yost. Approved