**SUGARLOAF TOWNSHIP PLANNING COMMISSION AGENDA**

**858 MAIN STREET, SUGARLOAF, PA 18249**

**JUNE 3, 2024**

The Sugarloaf Township Planning Commission is holding their Regular Monthly Meeting this Monday, June 3, 2024 at 6:00 P.M. at the Municipal Building, 858 Main Street, Sugarloaf, PA 18249, as duly advertised in the Standard Speaker on December 15, 2023.

**Attendance:**

Cusatis, \_\_\_\_\_; DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_Benulis, \_\_\_\_\_ Reed, \_\_\_\_\_

**Pledge of Allegiance**

**Public Comment on Items on Agenda Only:**

Five-minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the Township. One address per person.

**Minutes:**

The Minutes from the Regular Meeting from May 6, 2024 are up for approval. Are there any additions or corrections?

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Minutes as submitted.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Zoning Officer’s Report:**

The Zoning Report was received for the month of May. There were 15 permits issued and none denied.

**Subdivision/Lot Consolidations/Land Development:**

**Reakes Subdivision:**

1. Plans were received and reviewed by Twin Oaks. They were deemed as Administratively Complete and are now presented to the Planning Commission.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (accept, table, deny) the Plans as Administratively Complete.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

The Plans will be given to the Planning Commission Members for review.

2. The Sewer Planning Module was received from Brior Environmental and is presented to the Planning Commission for review and approval.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Planning Module as submitted.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**SAI State Route 93 Convenience Store and Gas Station:**

1. A letter was received from Engineer Dennis Peters informing LIVIC Civil of what changes need to be done on the Plans in regards to the parking spaces and charging stations. New Plans will need to be resubmitted for review.

2. A Letter was received from Engineer Dennis Peters stating that the location of the proposed sign provides adequate sight distance north on State Route 93.

3. Received the Receipt of Notice of Intent to Remediate Statewide Health Standard from Pa DEP.

**Sugarloaf 93, LLC Minor Subdivision 2024:**

1. A Review Letter with comments was received from Engineer Twin Oaks.

2. A Review Letter with comment was received from Zoning Officer Henry Mleczynski.

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3. A Response Letter was received by Peters Consultants addressing comments from the Engineer and Zoning Officer.

4. Final Rolled Plans were received from the client’s Engineer, Peters Consultants. Per Engineer John Ackerman at Twin Oaks, the Plans are Complete, all comments have been met and the Plans are ready for approval and signature.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the Final Rolled Plans.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

If approved, the Final Plans will be signed after the meeting.

**Laputka Minor Subdivision:**

1. A 90 Day Extension Request was received from the client’s Engineer, Peters Consultants. The current time period will expire on June 30, 2024. The Extension would then expire on September 28, 2024.

A motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to (approve, table, deny) the 90 Day Extension.

Roll Call: DiSabella, \_\_\_\_\_; Larock, \_\_\_\_\_; Benulis, \_\_\_\_\_; Cusatis, \_\_\_\_\_; Reed, \_\_\_\_\_.

**Trella Bellagio Fields:**

1. Received a Letter from Twin Oaks Consulting regarding their telephone conversations with Attorney Karpowich, and Zoning Officer Henry Mleczynski in regards to presenting a waiver for an alternate design and removal of the islands. No Revised Plans were received as of this date.

**Old Business:**

**Correspondence:**

**New Business:**

**Public Comment:**

Five-minute time limit. Address the Board from the podium. You must be a taxpayer or resident of the township. One address per person.

**Adjournment:** With no further business to attend to, a motion to adjourn was made by \_\_\_\_\_, seconded by \_\_\_\_\_, at \_\_\_\_\_\_ P.M.