



**PLANNING COMMISSION  
MINUTES  
JUNE 6, 2017**  
*PLEASE TURN CELL PHONES TO VIBRATE*

**CALL TO ORDER**

The Vice Chairman called the meeting to order 6:30 pm. at the Delaware Township Municipal Building on 116 Wilson Hill Rd. Dingmans Ferry PA.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** R. Hough, T. Ryan, B. Errico, L.A. Hines, S. Franks and Solicitor Farley

**Absent:** R. Eldred, L. Glamann

**MINUTES**

L.A. Hines made a motion to approve the May 2, 2017 minutes as presented. B. Errico second the motion. With no further discussion, the motion was approved unanimously.

**OLD BUSINESS**

**LOT IMPROVEMENT**

T. Ryan made a motion to send an incomplete letter to the **Robinson - Oleszeks** for their lot improvement in **Birchwood Lakes 5-33-9A** citing the deed to map does not match; the individual lot should be shown with metes and bounds describing the circumference of that individual lot. (the map cites N16 degrees 07'00" E and the deed cites W not matching.)

T. Ryan made a motion to recommend approval of the Marmolejo lot improvement in Birchwood Lakes 12-92-1A as the missing letter from Pike County Planning has now been received. L.A.Hines



second the motion. With no further discussion, the motion was approved unanimously.

## **NEW BUSINESS**

### **LOT IMPROVEMENT**

L.A. Hines made a motion to send an incomplete letter to **Mr. Jagger** of **Birchwood Lakes 5-31-16A** citing Birchwood Lakes does not have community/ central water as his maps states. They have wells and it is not shown as an improvement and central is listed incorrectly. T. Ryan second the motion. With no further discussion, the motion was approved unanimously.

T. Ryan made a motion to recommend approval pending the Planning Commission signature block be corrected to state “Planning Commission recommends approval of:” **Burovo & Shifrina** lot improvement in **Wild Acres 5-503-3A**. L.A. Hines second the motion to conditionally recommend approval. With further discussion L.A.Hines suggested that in the lot improvement requirements add **actual signature blocks** stating what we want them to say; Planning Commission Recommends approval of with lines for signatures; and **Board of Supervisors approves with lines for signatures and date:** The Commission agreed that perhaps that would eliminate the surveyor’s confusion. Surveyor Rinaldi was present and said he could have the corrected map back by 3:00 pm tomorrow. T. Ryan and LA Hines stated they could be here to sign about that time.

The Planning Commission went through the lot improvement checklist for **Keeslar** of **BW 14-102-7B**. Again the signature block was stated incorrectly “Board of Supervisors recommends approval”. There was discussion if this should be conditionally recommended as Burovo was. The question was if the map could be gotten back in time for the Supervisors meeting. T. Ryan made a motion to send an incomplete letter stating the mixed up signature block. S. Franks second the motion with B. Errico voting no to the incomplete letter and LA Hines hesitantly agreeing with the incomplete letter. Motion carried.



T. Ryan made a motion to recommend approval of the Walker lot improvement in Wild Acres 14-1402-6A. B. Errico second the motion. With no further discussion the motion was approved unanimously.

## **Ordinances**

1. Vacation homes as “Party Homes” waiting for Supervisors response  
The Commission is waiting for a response from the Supervisors.
2. 107 – SALDO updates – review the 107 updates – only two members had input – 1<sup>st</sup> 12 pages. There was discussion on adding the signature block as a block into the ordinance. Solicitor Farley stated he has seen it done that way. Penn DOT especially does it a lot with examples of what they want or how something should be done.

## **ADJOURN**

L. A. Hines made a motion to adjourn at 7:55 p.m. B. Errico second the motion. With no further discussion, the motion was approved unanimously.

Respectfully submitted,

*Sharon Franks*

Sharon Franks  
Planning Secretary