

**DINGMAN TOWNSHIP BOARD OF SUPERVISORS**  
**FEBRUARY 3, 2015 MEETING**  
**AGENDA**

**THERE WILL BE AN EXECUTIVE SESSION IMMEDIATELY FOLLOWING THE PUBLIC COMMENT PERIOD  
TO DISCUSS A LEGAL ISSUE**

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES: January 20, 2015 Meeting
3. PUBLIC HEARINGS
  - a) DEPG Dingman's Associates Conditional Use Application #
4. OLD BUSINESS
  - a) Other
5. NEW BUSINESS
  - a) Other
6. CORRESPONDENCE
  - a) Miscellaneous Correspondence
7. EMERGENCY SERVICES REPORTS
8. ROADMASTER REPORT
9. SEWAGE/ZONING ENFORCEMENT OFFICER REPORT
10. TREASURER REPORT
  - a) Payment of Bills: \$ 14,424.23 General Fund
  - b) General Fund Balance: \$ 484,429.45
11. PUBLIC COMMENT PERIOD
12. ADJOURNMENT

- ATTENDANCE:** Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Kerry W. Welsh, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Bill Mikulak, EMA Coordinator; Mark O'Brien, DTVFD Chief; Al Valente, DTVFD Pres.; Attorney Marc Wolfe, DEPG Dingman Associates; and members of the public and press.
- ITEM NO. 1: CALL TO ORDER** Chairman Mincer called the meeting to order at 7:30 pm opening with the Pledge of Allegiance. There will be an Executive Session immediately following the Public Comment Period to discuss legal issues.
- ITEM NO. 2: APPROVAL OF MINUTES** MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the January 20, 2015 Minutes as submitted.
- ITEM NO. 3: PUBLIC HEARINGS**  
**A) DEPG Dingman's Associates**  
**Conditional Use Application**
- A duly advertised public hearing was held to consider the application of DEPG Dingman's Associates to develop property currently owned by Hunt Horizons LLC. as a retail shopping center. Zoning Officer Chris Wood certified that the property had been posted in accordance with the Pa MPC. Project Engineer John Cote of Langan Engineering testified to the details of the proposed project. It will entail a 93,000 s.f. retail "strip mall" with a supermarket anchor, and a stand-alone commercial use building. Proposed uses include retail, grocery, financial, eating/dining establishments, pet store, hardware, professional offices, daycare, healthcare, etc. The project proposes: 430 parking spaces, on-site drip irrigation sewage disposal, a well and water tank, loading areas in back of buildings and screened from sight from Rt. 739. Entered into evidence were the following exhibits: A-1 Owner Authorization to Developer; A-2 Short Form Agreement; A-3 Professional Qualifications of John Cote, PE; A-4 Conditional Use plans dated 2/3/15; T-1 Legal Notice Proof of Publication; and T-2 Letter of Recommendation from Planning Commission dated 2/3/15. The applicant has requested that the required Traffic Impact Study and Environmental Impact Statement, as well of the Market Analysis, be deferred until the Land Development stage. The Planning Commission recommended approval for the shopping center and one stand-alone commercial parcel with the approved uses for same as listed on the Plan dated 2/3/15; that the Traffic Impact Study, Environmental Impact Study and Market Analysis Report be deferred to the Land Development Stage; and that applications for signage be made under a separate zoning application. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve Conditional Use Application #324-14 of DEPG Dingman's Associates to construct a retail shopping center and stand-alone commercial building on property located on Route 739, and to allow the Traffic Impact Study and Environmental Impact Study to be submitted for review at the Land Development stage, that should it be determined that a Market Analysis is necessary, that it be submitted during the land development stage, and that application for signage will be made under a separate zoning application. NOTE: A complete transcript prepared by Panko Reporting will be maintained in the zoning permit file.
- ITEM NO. 4: OLD BUSINESS**  
**A) Other Old Business**
- There was no Other Old Business at this time.
- ITEM NO. 5: NEW BUSINESS**  
**A) Other New Business**
- There was no Other New Business at this time.
- ITEM NO. 6: CORRESPONDENCE**  
**A) Miscellaneous Correspondence**
- The Board reviewed various Miscellaneous Correspondence and had no comments.
- ITEM NO. 7: EMERGENCY SERVICES REPORTS**
- DTVFD Chief Mark O'Brien reported that they had 54 fire and 77 EMS calls in January.

**ITEM NO. 8:  
ROADMASTER REPORT**

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the January 19 to February 1, 2015 Roadmaster Report as submitted.

**ITEM NO. 9:  
SEWAGE / ZONING OFFICER REPORT**

Chris reported that Lake Adventure's December Discharge Report showed an average occupied vehicle discharge of 1,646 gpd, and water usage of 1674 gpd.. Chris requested authorization to attend the PASEO Conference March 8-10, 2015. MOTION was made by Thomas Mincer, seconded by Kerry Welsh, and unanimously carried to authorize Chris Wood to attend the PASEO Conference on March 8-10, 2015.

**ITEM NO. 10:  
TREASURER'S REPORT**

MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the February 3, 2015 Treasurer's Report, Bill Payment List, and General Fund balance, and to sign the checks following the meeting.

**ITEM NO. 11: PUBLIC COMMENT**

There were no comments from the public or press.

**ITEM NO. 12: EXECUTIVE SESSION**

The Board recessed to Executive Session at this time.

**ITEM NO. 13: ADJOURNMENT**

There being no further business upon reconvening the regular meeting, MOTION was made by Thomas Mincer, seconded by Kerry Welsh, and unanimously carried to adjourn the February 3rd meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer