

ATTENDANCE:

Thomas E. Mincer, Chairman; Edward D. Nikles, Supervisor; Theo Balu, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Jason Ohliger, attorney for applicant; Allan Detweiler, applicant; and members of the public.

CALL TO ORDER

Chairman Mincer called the meeting to order at 7:00 pm opening with the Pledge of Allegiance.

**PUBLIC HEARING
Conditional Use Hearing – Sellin
Property, Health Care Facility**

*A Court Stenographer was present and the transcript will be maintained as part of the application file.

A duly advertised public hearing was held to consider the application of Judith Sellin to locate a Health Care Facility specializing in drug and alcohol treatment at her property known as 115 St. Vincent's Drive. There were no other interested parties present.

The following documents were entered as exhibits: Legal Notice (Pike County Dispatch); April 18, 2022 letter from Township Planning Commission recommending approval with conditions; Technical review comments on revised plan by Mike Weeks dated April 20, 2022; Memo from Building Code Official Joe Cutri dated April 27, 2022 that a building permit for a Change of Use is needed; Zoning Application #517-21 dated 2/15/22 and re-signed 3/2/22, including hand-drawn site map, copy of the deed, and a Narrative; letter from Atty. Ohliger to Chris Wood; Notice of hearing sent to Judith Sellin; letter from Atty. Ohliger to Chris Wood and the Planning Commission; Technical Review comments from Mike Weeks on the original plan; April 7, 2022 letter from Atty. Ohliger regarding sewage, parking and loading area; two Technical review letters from Mike Weeks; Revised Plans dated 2/2/22 and 4/15/22.

Attorney Ohliger informed the Board that Dr. Allan Detweiler of Malibu Landholdings LLC has a contract to purchase the property. The structure (a model residential house) will be used to add to the current program at Malibu Ranch. The Sellin property will house six participants and two staff. Meals will be brought over from the main facility (no meal prep on-site). There will be no signage; the intent is to have the structure blend in. There are no plans to expand this facility.

In response to questions from Atty. Klemeyer, Dr. Detweiler stated that this facility is part of 1st stage of treatment; patients will be there for 3-6 days and are not dangerous at this stage. They recognize that should the licensing agency require any modifications, they will need to come back before the Township.

In response to questions from the Board: This is a satellite facility focusing solely on the medical aspect of withdrawal; behavioral therapy starts at main facility; Security cameras are in the common areas; the facility is licensed through the PA Department of Drug & Alcohol; they would be willing to pave the parking area if required; the building has a handicap accessible ramp; it is a voluntary program; participants cannot have visitors.

Chris Wood agreed that six patients and two staff is consistent with a typical household use as there will be no on-site food preparation. If an expansion of the sewage system is needed, there is a 1500 square foot area set aside; it is not tested, but will allow more discretion for a repair.

Atty. Ohliger requested a waiver to the large truck delivery area under the circumstances.

MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to forego the large truck delivery parking area. MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to approve the Health Care Facility at 115 St. Vincent's Drive, subject to the following conditions: 1) Handicap accessible parking space will be provided if needed; 2) The parking

area will be paved; 3) There will be no signage; 4) there will be no on-site meal preparation or cleanup; and 5) there will be a maximum of five residents (patients) and two employees.

ADJOURNMENT

There being no further business, MOTION was made by Ed Nikles, seconded by Theo Balu, and unanimously carried to adjourn the meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer