

Before  
THE TOBYHANNA TOWNSHIP PLANNING COMMISSION

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In Re: Regular Business Meeting

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Tobyhanna Township Government Center Building  
State Avenue  
Pocono Pines, Pennsylvania 18350  
Thursday, March 3, 2011, beginning at 7 p.m.

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PRESENT: JOSEPH MILLER, Vice-Chairperson  
ROBERT BAXTER, Board Member  
ANNE LAMBERTON, Board Member  
PATRICIA M. RINEHIMER, Board Member  
  
ROBERT McHALE, P.E.,  
Township Engineer  
  
PATRICK ARMSTRONG, ESQUIRE, Solicitor

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**ORIGINAL**

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**Panko Reporting**  
537 Sarah Street, 2nd Floor  
Stroudsburg, Pennsylvania 18360  
(570) 421-3620

1 MR. MILLER: Open the meeting of  
2 Tobyhanna Township, March 3rd, to order.

3 Public comment at this point?

4 Under new business, No. A, Lake  
5 Naomi Club Conditional Use. Bob would you want to  
6 speak here?

7 MR. McHALE: Actually, Terry is  
8 here and he can go ahead and --

9 MR. MILLER: Whoever wants to  
10 get to it.

11 MR. McHALE: You've got three  
12 parts to it basically. The conditional use  
13 application, a minor subdivision and land  
14 development for the proposed parking area across  
15 from the Lake Naomi Clubhouse.

16 Terry, as soon as that pulls up,  
17 we'll have the drawings we can look at.

18 MR. TERRY MARTIN: Good evening  
19 everyone.

20 This is an application by the  
21 Lake Naomi Club. We were at your last meeting with  
22 a sketch plan. It's basically identical to that  
23 sketch plan. The proposed use is a parking area.  
24 Again, it's currently the Sodano property. Later  
25 on the agenda this evening we have a minor

1 subdivision plan. In your zoning ordinance, this  
2 being a development amenity, it is characterized as  
3 a conditional use. We have submitted the  
4 application. The supervisors have scheduled a  
5 hearing for the 14th at their regular business  
6 meeting and we are here this evening for a  
7 recommendation from the planning commission on that  
8 use. This is the minor subdivision plan. Do you  
9 have the conditional use plan, Bob?

10 Yes, again, just to refresh your  
11 memories, we are looking at 57 parking spaces. The  
12 tract is just over three quarters of an acre. It's  
13 in an R-2 zone. We are providing, in accordance  
14 with the zoning ordinance, the uses -- one of those  
15 that we are providing for is the 20 foot buffer on  
16 either side of the parking. So there will be a 20  
17 foot buffer on this line here and the existing  
18 Sodano parcel, and these lots here which are part  
19 of the Naomi Shore Subdivision.

20 We submitted -- in addition to  
21 the conditional use plan before you this evening,  
22 is the minor subdivision plan creating the parcel  
23 and also preliminary land development plans.

24 MR. ARMSTRONG: What's the date  
25 of that plan, Terry?

1 MR. TERRY MARTIN: This one  
2 is --

3 MR. McHALE: It's the revised.

4 MR. TERRY MARTIN: It's the  
5 revised, so it would be yesterday, 3/2/11.

6 MR. ARMSTRONG: 3/2/11.

7 MR. TERRY MARTIN: Yes. And  
8 from the original plans that we had submitted, the  
9 only change that we had was one to do with the  
10 landscaping. Originally we were showing Colorado  
11 Spruce and white pine along the top of the  
12 embankment. This will be a cut -- you'll see in  
13 the land development plans, as you come in here,  
14 this parking area will be down below the existing  
15 topography now. So there will be side slopes from  
16 the parking area back up to existing grade on both  
17 sides of the proposed lot. We are showing for  
18 screening, Colorado Spruce and white pine along the  
19 top. And on the original plan we weren't sure what  
20 our side slope grades were going to be on the side.  
21 So we had illustrated -- our landscape person had  
22 illustrated juniper cover along the side slopes.  
23 However, when we finished doing the grading, we  
24 ended up with a 2 to 1 side slope and that's just  
25 too steep for juniper cover and mulch to hold in

1 place. So what we are looking at now -- and once  
2 we get into land development plans we can discuss  
3 that a little bit more in length. We are looking  
4 at the side slopes to be grass, anchored mulch  
5 grass initially there, so we can get a good cover,  
6 a turf cover on there and something that will  
7 stabilize that side slope rather quickly and do the  
8 job and hold those side slopes in place. Because  
9 we are going with pervious pavement or porous  
10 pavement, we have to be very careful, once that's  
11 constructed, that we don't get any sedimentation on  
12 that surface of that pavement because we are  
13 looking at any rainwater to penetrate down through  
14 that pavement. So that's the only change as far as  
15 on the conditional use plan from the original  
16 submission. Just the landscaping.

17 We did take that same original  
18 sketch plan to the supervisors, so they have  
19 already seen it also, and now we made the official  
20 an application. We'll be resubmitting the final  
21 plan for approval for the use at their next  
22 meeting.

23 MR. McHALE: The majority of the  
24 parking area is going to be at least three feet or  
25 greater below grade, so that headlights shouldn't

1 be a problem to the neighbors. There was two areas  
2 that were on the southeast side, the lower right  
3 portion, and I think there was one, Terry, just  
4 slightly to the northwest, a small section there  
5 that wherever the grades -- and Terry put a note on  
6 the plan that wherever the grades become less than  
7 three feet, that he's going to kind of add a little  
8 bit more density of the trees in that area.

9 MR. TERRY MARTIN: The evergreen  
10 trees for buffering. It actually worked out real  
11 well, I mean, to that grade, so those headlights  
12 really shouldn't be -- have any impact on adjoining  
13 properties.

14 MR. MILLER: I have a question.  
15 The houses that are along there. Do they have  
16 their own septic systems?

17 MR. TERRY MARTIN: That's part  
18 of a community system, if I recall, Jeff. The  
19 absorption area is actually down in this location  
20 here, if I recall, over here. I think, if I  
21 remember, they have septic tanks that come out to  
22 hold the solids and then there is an absorption  
23 area down in this location here. So we are far  
24 away from having any impact on the absorption area.

25 So, with the conditional use,

1 what we are looking for this evening from the  
2 commission is just a recommendation to the  
3 supervisors on that use for their meeting on the  
4 14th.

5 MR. ARMSTRONG: We'll do one at  
6 a time.

7 MR. TERRY MARTIN: Yeah, I think  
8 we have to do probably just one at a time.

9 MR. MILLER: Do I hear a motion  
10 on that?

11 MR. BAXTER: So moved.

12 MR. MILLER: Recommending to the  
13 supervisors approval of conditional use.

14 MR. BAXTER: So moved.

15 MRS. LAMBERTON: Second.

16 MR. MILLER: All in favor?

17 MR. BAXTER: Aye.

18 MRS. LAMBERTON: Aye.

19 MS. RINEHIMER: Aye.

20 MR. MILLER: Aye.

21 MR. TERRY MARTIN: Thank you.

22 Should we move right into the  
23 minor subdivision, Bob?

24 Okay. Before we can develop the  
25 parcel, Lake Naomi has to acquire it. So we

1 prepared a final minor subdivision plan of the  
2 Sodano property creating two lots. The existing  
3 land is improved with a structure, garage, onsite  
4 well, septic system, again, the lot that's to be  
5 conveyed to Lake Naomi is point 77 of an acre. The  
6 remaining lands I believe was 2.03. It's basically  
7 your final minor subdivision, what you asked for in  
8 your SALDO. Bob had a few things, a few comments  
9 that we made some revisions to and forwarded to his  
10 office yesterday.

11                   You will see one of the things  
12 on here, since there are no new sewage disposal  
13 facilities, we've put the request for a planning  
14 waiver, non-building declaration on there. We  
15 filled out the appropriate DEP forms, submitted  
16 those to John Brogan. I believe he's completed  
17 those and you have those. We'll ask that you also  
18 approve that along with the final minor subdivision  
19 plan this evening, recommend for approval. And I  
20 think we've addressed -- there are some requests  
21 for modifications. We have four that are listed on  
22 the plan. Those are the ones that we basically --  
23 I think everyone asked for from your subdivision  
24 ordinance regarding location within 500 feet?

25                   MR. ARMSTRONG: Would they be

1 SALDO Section 135-12.D.2, 135-15.A.15 and 135-17.L  
2 and M?

3 MR. TERRY MARTIN: Yes.

4 MR. ARMSTRONG: And it looks  
5 like the zoning section indicated for the  
6 modification was the presubmission for the  
7 conditional use. The board of supervisors accepted  
8 your sketch plan as a presubmission.

9 MR. TERRY MARTIN: Yes.

10 MR. BAXTER: You had some  
11 concerns expressed in a letter that we got  
12 electronically.

13 MR. McHALE: Yes. That was the  
14 first review letter on March 1st and then Terry  
15 resubmitted electronically the additional files  
16 that corrected those items on the subdivision. So  
17 I produced another review letter today, which went  
18 out kind of late in the afternoon, so you might not  
19 have gotten it.

20 MR. MILLER: You're happy with  
21 this?

22 MR. McHALE: Yes. The  
23 subdivision we can move forward on. The land  
24 development portion we'll talk about. And along  
25 with the minor subdivision, we also have the

1 planning module number and waiver.

2 MR. TERRY MARTIN: Yes. It  
3 would also have to be approved.

4 MR. ARMSTRONG: So you've  
5 received the March 3rd, 2011 review letter from the  
6 planning commission engineer?

7 MR. TERRY MARTIN: I have.

8 MR. ARMSTRONG: And all those  
9 comments and requirements are will comply?

10 MR. TERRY MARTIN: I believe so.

11 MR. MILLER: Do I hear a motion  
12 for approval of the subdivision?

13 MR. BAXTER: I would move we  
14 approve the subdivision as presented.

15 MRS. LAMBERTON: Second.

16 MR. MILLER: All in favor?

17 MR. BAXTER: Aye.

18 MRS. LAMBERTON: Aye.

19 MS. RINEHIMER: Aye.

20 MR. MILLER: Aye.

21 MR. TERRY MARTIN: You should  
22 probably include the modifications with that  
23 approval.

24 MR. ARMSTRONG: Would you also  
25 like to make a motion to recommend the granting of

1 the requested waivers of the applicant?

2 MR. BAXTER: Yes. Move that.

3 MRS. LAMBERTON: Second.

4 MR. MILLER: All in favor?

5 MR. BAXTER: Aye.

6 MRS. LAMBERTON: Aye.

7 MS. RINEHIMER: Aye.

8 MR. MILLER: Aye.

9 MR. TERRY MARTIN: And, again,  
10 all that is the DEP waivers. We are not proposing  
11 anything that uses sewage. So we are just  
12 requesting that we waive the request for the  
13 planning and testing of the lots since it's not  
14 going to be anything that generates sewage.

15 MR. McHALE: And in the future  
16 that this note is also on the drawing so that in  
17 the future should someone want to convert the  
18 parking area to an on-lot system and a buildable  
19 lot, it indicates that they are knowledgeable of  
20 the fact that they would have to go back through  
21 the planning module process.

22 MR. TERRY MARTIN: It's a  
23 notification.

24 MR. BAXTER: I would further  
25 move we approve the request for planning waiver and

1 non-building declaration.

2 MR. MILLER: Do I hear a second?

3 MRS. LAMBERTON: Second.

4 MR. MILLER: All in favor?

5 MR. BAXTER: Aye.

6 MRS. LAMBERTON: Aye.

7 MS. RINEHIMER: Aye.

8 MR. MILLER: Aye.

9 MR. TERRY MARTIN: Thank you.

10 Okay. The final thing for us to  
11 do is to prepare and submit the land development  
12 plans. We've submitted preliminary land  
13 development plans which illustrate the proposed  
14 development on the parcel. Again, we are looking  
15 at 57 spaces. There were six sheets that comprise  
16 the land development package. The first being the  
17 preliminary land development which is shown on the  
18 wall. There is also two sheets that dealt with  
19 grading and post construction stormwater management  
20 details and erosion and sedimentation control plan,  
21 a landscaping plan and a lighting plan. In Bob's  
22 first review he had a number of comments from the  
23 SALDO and the zoning ordinance. We've made  
24 revisions to address those and most of those are  
25 included now on the land development plan. There

1 were some minor changes to the lighting plan. The  
2 only comment on there was that Bob wanted to see  
3 something on the detail that we have for the light  
4 standards to address some reinforcement in the  
5 light bases, the concrete bases. So we've added  
6 some language to that detail so that there is  
7 rebar, adequate rebar to be installed and a  
8 concrete base, in accordance with the manufacturers  
9 specifications.

10 On the landscape plan, again,  
11 that was revised from the original submission. We  
12 deleted the juniper ground cover and we placed a  
13 note on there that the side slopes of the parking  
14 area, and you can see what we talked about, the cut  
15 or the lower elevation for the proposed parking  
16 area from the existing topography, these are  
17 one-foot contours along the side slopes here, from  
18 the edge of the parking back up to the property  
19 lines, and you can see, in this area here, we are  
20 about five feet lower on both sides than the  
21 adjoining properties. So that when the cars, when  
22 vehicles come in and turn to park, their headlights  
23 will go directly into the bank, which provides a  
24 great buffer. You couldn't beat that. But in  
25 addition, we've provided the screening, the

1 evergreen trees at the top of that slope and now we  
2 are saying, we've removed the junipers because we  
3 know the conservation district won't allow us to do  
4 that on 2 to 1 side slopes and that will now be  
5 stabilized with grass.

6 And we've added a note that Bob  
7 had brought to your attention on the conditional  
8 use part. A note here that anywhere where the  
9 parking area is less than three foot below the  
10 elevation at the property line, adjoining elevation  
11 at the property line, that those trees be planted  
12 so that it provides a good screening buffer. In  
13 other words, so there is no gaps in between there,  
14 we put a minimum of 68 trees. If it takes more,  
15 than that will be provided. But we think with that  
16 embankment the way it is, that 68 trees should  
17 cover that, but that note will also provide the  
18 township with assurance that they will be planted  
19 dense enough to provide a good screen there between  
20 the parking area and any adjoining property.

21 I think again we've addressed  
22 all of Bob's concerns. On the stormwater part of  
23 it, do you have any PDFs of that, Bob, the  
24 stormwater?

25 MR. McHALE: No.

1 MR. TERRY MARTIN: I don't know  
2 if you folks have the plans in front of you, but we  
3 could go over some of the stormwater. That I think  
4 was the original. Do you have the second one? Do  
5 they have --

6 MR. MCHALE: I don't believe so.

7 MR. TERRY MARTIN: Jeff, do you  
8 have your set?

9 If I could discuss -- Brick  
10 Linder did our stormwater design for us, and I  
11 don't have the plans. Bob I think has some maybe  
12 that we can take a look at. There was a change  
13 from the original submission. The original  
14 submission had the two stormwater areas underneath  
15 the parking area and a number of catch basins.  
16 That's been revised and he's been in contact and  
17 discussed this whole system with Bob. And I want  
18 to thank Bob for being so cooperative and coming up  
19 with some good suggestions working with Brick on  
20 this.

21 What we are looking at here is a  
22 porous pavement for the surface of the parking lot  
23 so that any rain water that we get goes down  
24 through the blacktop pavement and just doesn't run  
25 off to a catch basin. And underneath this porous

1 pavement we are looking at stone areas,  
2 infiltration and storage areas. You can see there  
3 are a number of these, eight of these now which run  
4 parallel to the parking. Hopefully this water will  
5 infiltrate down through this porous pavement, go  
6 into these stone areas when they do fill up, if  
7 they do fill up. And we have -- one of the things  
8 we still have to do, we have to do some  
9 infiltration tests and permeability tests. You  
10 have to see just how much groundwater or rainwater  
11 that ground will take, infiltrate down through the  
12 soil. We are hopefully going to do that next week.  
13 We have not been able to so far because of the  
14 temperatures. We are hoping to do that next week.  
15 But this is based on if there is no infiltration,  
16 if I'm right, Bob, that this is a worse case  
17 scenario. In other words, if we find -- go out and  
18 do that testing and we find that the ground won't  
19 take any more water than what exists there  
20 naturally, this is designed so that these number of  
21 beds will take the stormwater and store it.

22 MR. McHALE: Each infiltration  
23 bed has a small three inch diameter perforated pipe  
24 that's going to bleed out to the south and then  
25 it'll run to the southwest and tie into a culvert

1 pipe that you're going to put under the driveway.  
2 And like Terry was saying, the way Brick has  
3 designed this is that if there is no infiltration  
4 capacity at all, there is enough storage under here  
5 that it will accommodate the runoff up to a 50 year  
6 storm event. Lake Naomi has recently completed the  
7 pedestrian walkway and bridge over below the  
8 spillway and you can physically go out there and  
9 take water and just pour it on that walkway and the  
10 water just bleeds right through the asphalt. So  
11 that's basically what they are proposing here. So  
12 there should not be direct runoff from the paved  
13 service. It should go right through and into the  
14 subsurface infiltration beds.

15 MR. TERRY MARTIN: The other  
16 parts of it, as Bob said or stated, we are  
17 proposing to place a culvert to catch water coming  
18 down along Miller's Drive underneath the proposed  
19 Drive entrance to a catch basin, which is where  
20 that three inch pipe, overflow pipe, would feed  
21 into and then a pipe coming out of that catch  
22 basin, which would empty into an existing swale  
23 that runs behind the parking area on the opposite  
24 side of the clubhouse.

25 MR. McHALE: A three inch pipe

1 would just act as a dewatering pipe for those beds.  
2 They'll fill up -- they're about two feet deep,  
3 each bed and they are 60 feet wide by -- Terry,  
4 what are they? -- about 20 feet wide.

5 MR. TERRY MARTIN: 20 at least.  
6 Yes, 20 feet wide.

7 MR. McHALE: It's quite a bit of  
8 void underneath that.

9 MR. TERRY MARTIN: It should  
10 provide a lot of storage.

11 MR. McHALE: Also, you might  
12 want to highlight the pedestrian crosswalk that  
13 you're proposing as well.

14 MR. TERRY MARTIN: Right here is  
15 where we are proposing to come with a pedestrian  
16 crosswalk and one of the comments that Bob had, was  
17 that we provide a note on the land development plan  
18 that states that that crosswalk and signage will  
19 meet with the current PennDOT specifications.

20 The lighting that we are  
21 proposing, they're 20 foot high masts. There is no  
22 spill over. There is zero foot candles anywhere  
23 outside of the property and it provides I think an  
24 average of I think 1.5 foot candles inside the  
25 parking area. That meets with all of your zoning

1 requirements. There is four structures. They are  
2 located on the southwesterly side of the parking  
3 area.

4                   Again, we are hopeful that next  
5 week we can get out there and do that permeability  
6 testing, and then Brick can finalize the design.  
7 Because without that submitting that to the  
8 conservation district, they would be asking for  
9 that as part of the Act 167, that we get out there  
10 and do that to see if that stormwater will  
11 infiltrate the ground at all. So that's really the  
12 only thing that's holding us up from finalizing the  
13 plans, but we wanted to get the plans to you that  
14 show you the concept of what we are looking at in a  
15 worse case scenario. Now, it may, if we get some  
16 infiltration, if those tests prove that this ground  
17 will take some water there, those may shrink  
18 somewhat.

19                   MR. BAXTER: What type of soils  
20 are there?

21                   MR. TERRY MARTIN: We have the  
22 soils on there.

23                   MR. BAXTER: Type C soils?

24                   MR. TERRY MARTIN: Type C, yeah.  
25 Hydraulic Group C.

1                   Some of that area up in there is  
2 pretty nice soil.

3                   MR. ARMSTRONG: You know  
4 there'll be a stormwater maintenance agreement for  
5 these porous pavement things. There will be the  
6 typical stormwater maintenance agreement, but with  
7 these types of facilities there is like a  
8 requirement to vacuum the surface.

9                   MR. TERRY MARTIN: That I  
10 believe is noted on his plans. He has notes there  
11 and that will be a part of the final submission.

12                   This, one of the nice things  
13 with this parking area -- certainly one of the  
14 biggest concerns is clogging of the surface. And I  
15 think Jeff had stated that at our sketch plan  
16 meeting with you folks, that they don't anticipate  
17 using this in the winter. So that will be a big  
18 plus. There won't be any chance of cinders or  
19 anything like that, clogging the surface.

20                   MR. McHALE: Porous pavement has  
21 received good reviews for a wintertime setting  
22 because once the sunlight hits the asphalt it warms  
23 the asphalt a little bit, it'll still infiltrate.

24                   MR. BAXTER: The ground doesn't  
25 freeze below this?

1 MR. McHALE: He's got over two,  
2 almost three feet of weight space underneath there  
3 with like a number 1 stone.

4 MR. TERRY MARTIN: So anything  
5 that hits it, basically goes down right away.

6 MR. MILLER: Will that be swept  
7 when it gets covered with pine needles and leaves,  
8 whatever?

9 MR. TERRY MARTIN: It will have  
10 to be. That's part of the maintenance.

11 MR. McHALE: Those notes are --

12 MR. TERRY MARTIN: On the plan.  
13 Because there will get pine needles in that area.

14 MR. MILLER: Pocono Pines.

15 Any questions from the board  
16 here?

17 MR. McHALE: The only item we  
18 are waiting on is for Brick to finish his -- the  
19 calculations that he first submitted are in good  
20 shape as far as overall concept, details as to how  
21 he's going to manage the stormwater. There is a  
22 lot of smaller little incidental items that need to  
23 be touched up, details and a few other things added  
24 to the plan, but other than that, the plan is  
25 probably 95 percent complete.

1 MR. MILLER: It's not basically  
2 going to change anything.

3 MR. McHALE: Correct. So other  
4 than what Terry was talking about, if they maybe  
5 found that the infiltration rate was high and they  
6 wanted to shrink those beds a little bit, but I  
7 don't know that that's, you know, really going to  
8 happen too much.

9 MR. BAXTER: So this is based on  
10 no absorption whatsoever from the soils?

11 MR. TERRY MARTIN: Correct. A  
12 worse case scenario.

13 MR. McHALE: So if you all felt  
14 like you wanted to move it along conditioned upon  
15 them getting this cleaned up, you know, at least  
16 five working days before there is any board  
17 meeting, then you know, some condition like that  
18 would be appreciated, get some time to look at it  
19 and get it cleaned up.

20 MR. ARMSTRONG: Together with  
21 the condition that they comply with the March 3rd,  
22 2011 review letter.

23 MR. MILLER: Do I hear a motion  
24 from somebody?

25 MR. BAXTER: I would make a

1 motion we approve the land development plan as  
2 submitted or as may be revised based on future  
3 calculations, subject to the stipulations in the  
4 March 3rd, review letter.

5 MR. MILLER: Hear a motion. Do  
6 I hear a second?

7 MRS. LAMBERTON: Second.

8 MR. MILLER: Any questions? All  
9 in favor?

10 MR. BAXTER: Aye.

11 MRS. LAMBERTON: Aye.

12 MS. RINEHIMER: Aye.

13 MR. MILLER: Aye.

14 MR. TERRY MARTIN: Thank you.  
15 Appreciate your time.

16 MR. ARMSTRONG: This was a  
17 recommendation tonight. The board meets on the  
18 14th. I'm not sure they are on the agenda, but you  
19 probably will be.

20 MR. JEFF EVANS: We are having  
21 the conditional use that night.

22 MR. ARMSTRONG: The subdivision  
23 and land development will probably go right after  
24 the conditional use.

25 MR. JEFF EVANS: We were hoping

1 to, if we can, to get approval for everything  
2 except the land development because we probably  
3 won't have the update in the five days prior to  
4 that, but then we could get that at the April  
5 meeting because we have that in well in advance of  
6 the April meeting. But all the other -- everything  
7 is done on all the other items.

8 MR. ARMSTRONG: Then there'll be  
9 the stormwater maintenance agreement as well as  
10 development agreement, financial securities for  
11 like stormwater. I'm not sure what else there  
12 would be.

13 MR. McHALE: The board can  
14 address that on the 14th.

15 MR. JEFF EVANS: We don't get  
16 final approval until after we do all the  
17 construction, so, we have, in the past, with the  
18 community center, we didn't have to provide any  
19 financial security because you're not providing any  
20 ability to use it until we are all done.

21 MR. TERRY MARTIN: I think  
22 that's how we did it. My experience has been, with  
23 preliminary approval, there is no securities  
24 requirement.

25 MR. ARMSTRONG: You're looking

1 for preliminary final approval, I'm assuming,  
2 right?

3 MR. TERRY MARTIN: We are just  
4 looking for preliminary approval for land  
5 development.

6 MR. ARMSTRONG: Okay.

7 MR. TERRY MARTIN: Similar to  
8 what we did with the community center, Bob, the  
9 preliminary and before they occupied it we came in  
10 with an as-built final plan, which is what we'd  
11 like to do with this.

12 MR. McHALE: With the scope of  
13 this, if you wanted to do, like Pat was saying, the  
14 preliminary final all at one time.

15 MR. ARMSTRONG: It's up to the  
16 applicant, however you want to do it. We can talk  
17 before or at the 14th meeting. It's up to you.

18 MR. JEFF EVANS: Well, it's no  
19 problem. If we need to provide financial security,  
20 obviously, we can -- we are capable of doing that.  
21 It's really up to --

22 MR. ARMSTRONG: That's fine. I  
23 didn't realize you were going to split it into the  
24 preliminary and then a separate final approval.  
25 That's the applicant's --

1 MR. McHALE: The plan meets the  
2 criteria of both preliminary and final because  
3 Terry always provides that level of detail.

4 MR. JEFF EVANS: We have cost  
5 estimates on the worse case scenario. So we know  
6 what the costs are, potential costs are.

7 So do you just want to work that  
8 out with Attorney Young or --

9 MR. ARMSTRONG: Yeah. We can do  
10 that sometime before the 14th or at the 14th. I'm  
11 sure the board will discuss it. However you want  
12 to do it.

13 MR. ALAN YOUNG: And as we did  
14 with the community center, we'd like to do the  
15 testimony if possible, as a narrative.

16 MR. ARMSTRONG: For the  
17 conditional use?

18 MR. ALAN YOUNG: Yes. And wind  
19 Terry up and Brick up and let them tell the story  
20 and I'll be sure to clean up all the punch list  
21 items that are in the ordinance, and be sure we  
22 covered all the exhibits we need to get in. It  
23 usually goes a lot faster that way instead of  
24 question, answer, question, answer.

25 MR. ARMSTRONG: I don't

1 necessarily have a problem with that. That would  
2 be fine.

3 I mean, the board's probably  
4 going to have some questions.

5 MR. ALAN YOUNG: Oh, I'm sure.  
6 But getting the story told the first time is --

7 MR. ARMSTRONG: Easier than  
8 going back and forth with questions. Understood.

9 MR. ALAN YOUNG: And if you have  
10 examples or an example of the maintenance agreement  
11 you propose for this I'd gladly let you start that.

12 MR. ARMSTRONG: Yes. Do you  
13 have a card?

14 MR. ALAN YOUNG: Sure.

15 MR. ARMSTRONG: Yeah. I can  
16 shoot you those.

17 MR. ALAN YOUNG: Thanks. Same  
18 thing with the development. We'll try to be very  
19 responsive.

20 MR. MILLER: Okay. Old  
21 business. Let's go back up to consider the minutes  
22 of February 3rd, 2011 regular meeting. Any  
23 questions? Comments?

24 Hear a motion to approve the  
25 minutes as submitted.

1 MRS. LAMBERTON: I'll make that  
2 motion.

3 MR. BAXTER: Second.

4 MR. MILLER: All in favor?

5 MR. BAXTER: Aye.

6 MRS. LAMBERTON: Aye.

7 MS. RINEHIMER: Aye.

8 MR. MILLER: Aye.

9 Old business, A, Wee-Wons.

10 Anything new or different with that?

11 MR. McHALE: No, sir.

12 MR. MILLER: What do you want us  
13 to do with that? Table it?

14 MR. ARMSTRONG: I can -- what  
15 we've done in a lot of it, when we had that long  
16 list of pending, you know, applications, I can send  
17 them a letter saying if we don't hear something  
18 within a certain amount of time, you guys will make  
19 a recommendation and the board may act. We can  
20 handle it that way, because I haven't heard  
21 anything from Wee-Wons in a while.

22 I know Locust Ridge sent us a  
23 letter probably six months to a year ago saying  
24 that they are halting because of the economy. But  
25 would you want me to send that letter to Wee-Wons

1 and see where they are and give them until April,  
2 May or until you make recommendation or just April?

3 MR. BAXTER: May is fine. It's  
4 been this long.

5 MR. MILLER: Locust Ridge  
6 Quarry.

7 MR. ARMSTRONG: I can send a  
8 similar letter to them, if you'd like.

9 MRS. LAMBERTON: We kind of know  
10 where they are at, though.

11 MR. MILLER: We already know  
12 here.

13 MR. BAXTER: Is there a way we  
14 can keep it from having to come up every month or  
15 is that a part of what we have to do?

16 MR. ARMSTRONG: It doesn't have  
17 to be on the agenda. I mean, you table them every  
18 month.

19 MR. BAXTER: Table it until  
20 further notice or something like that or until  
21 resubmitted?

22 MRS. LAMBERTON: The stage that  
23 they are at, I don't have a problem with that.

24 MR. MILLER: Item C, the Seip  
25 940. We have a letter on that. And he is looking

1 to proceed to look to finish the project in April.  
2 Do I hear a motion to table until he resubmits in  
3 April?

4 MRS. LAMBERTON: I'll make that  
5 motion.

6 MR. MILLER: Do I hear a second?

7 MR. BAXTER: Second.

8 MR. MILLER: All in favor?

9 MR. BAXTER: Aye.

10 MRS. LAMBERTON: Aye.

11 MS. RINEHIMER: Aye.

12 MR. MILLER: Aye.

13 Open discussion? Public  
14 comment?

15 MRS. LAMBERTON: Has anyone else  
16 done that driveway? I think that's remarkable, to  
17 do that porous pavement, three feet of stone and 60  
18 foot channels. That's a lot of material.

19 MR. McHALE: 60 feet is the  
20 width of the pavement. So it's 20 foot wide, 2  
21 feet deep and 60 feet long.

22 MRS. LAMBERTON: That's a lot of  
23 stone.

24 MR. McHALE: Yes, it is.

25 The alternative would be to

1 build a small basin or a similar structure on the  
2 corner of the parking lot on the low end.

3 MRS. LAMBERTON: Would they lose  
4 then?

5 MR. McHALE: And then they'd  
6 lose parking and -- there's been a lot more  
7 developments in the Monroe County area that -- I  
8 think the casino, a portion of their parking area,  
9 they used the porous pavement. They used it. Like  
10 I mentioned, the pedestrian walkway is porous  
11 pavement. So I think we are going to see more of  
12 that in the years ahead.

13 MRS. LAMBERTON: That has to be  
14 the conservation district's best friend.

15 MR. ARMSTRONG: We see a lot of  
16 it. The one thing you gotta stay on top of is to  
17 make sure they vacuum it because if it gets plugged  
18 up it doesn't work.

19 MRS. LAMBERTON: Correct.

20 MR. McHALE: Some places are  
21 putting the porous pavement in the parking spaces  
22 and then the drive aisles are going with regular  
23 asphalt. And that's a good combination too,  
24 because then the runoff from that driveway, which  
25 is the heaviest wear, doesn't have the porous

1 pavement and just migrates into the --

2 MRS. LAMBERTON: We like it.

3 MR. McHALE: This would be good  
4 to look at in the years ahead too.

5 MRS. LAMBERTON: Absolutely.

6 MR. BAXTER: More than anybody,  
7 they are inclined to take proper maintenance steps.  
8 They are real good at that sort of thing, sort of  
9 best case scenario.

10 MR. MILLER: Well, if there is  
11 nothing else, do I hear a motion to adjourn?

12 MRS. LAMBERTON: I will make  
13 that motion.

14 MR. BAXTER: I'll second that.

15 MR. MILLER: All in favor?

16 MR. BAXTER: Aye.

17 MRS. LAMBERTON: Aye.

18 MS. RINEHIMER: Aye.

19 MR. MILLER: Aye.

20 (Hearing concluded at 7:40 p.m.)

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I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me at the hearing in the above matter; and that the foregoing is a true and correct transcript of the same.

  
JOSEPHINE HOLLMAN, C.R.

**ORIGINAL**