

**PENN FOREST TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 24, 2025**

PLACE OF MEETING

PENN FOREST TOWNSHIP
2010 STATE ROUTE 903
JIM THORPE, PA 18229

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE:

WILLIAM MILLER, CHAIRMAN	CHRIS RAU, MEMBER
DENNIS HABIG, MEMBER	STACY VENETOS, MEMBER
ROCK STAHOVIC, REP OF BIA, TWSP. ENGINEER	
JIM DENIER, MEMBER	SHANNON MECKES, SECRETARY

ACCEPTANCE OF MINUTES:

CHRIS RAU MADE THE MOTION TO ACCEPT THE MINUTES, STACY VENETOS SECOND THE MOTION, MOTION CARRIED.

OLD BUSINESS

- **PROPOSED REVERSE SUBDIVISION AND LAND DEVELOPMENT FOR PARCELS 51-51-A8.03 & 51-51-A8.04-P-24-9-MAZELLA-** REVIEWED TRANSMITTAL LETTER AND SEWAGE PLANNING MODULE, ANSWERED THE QUESTIONS AND SIGNED IT.
- **PROPOSED REVERSE SUBDIVISION AND LAND DEVELOPMENT FOR PARCELS 66B-51-A105 AND 66B-51-A106-P-24-18-LEVAN-** COMBINED TO CREATE 66B-51-A105A. NONE OF THE LOTS WERE EVER PERC TESTED. THE EXTENSION WAS ACCEPTED. THE LAND WAS CONDITIONALLY APPROVED, GRANTED THEY MEET ALL THE REQUIREMENTS FROM THE BIA LETTER DATED FEBRUARY 20, 2025. THE MOTION WAS MADE BY CHRIS RAU. DENNIS HABIG SECOND THE MOTION. MOTION CARRIED. THE **WAIVER** FROM SECTION 210-16.A: TO ALLOW DRAWING SCALE AS INDICATED ON THE DRAWING. STACY VENETOS MADE THE MOTION TO ACCEPT THE WAIVER. CHRIS RAU SECOND THE MOTION. MOTION CARRIED. THE **WAIVER** FROM SECTION 210-16.C(31): NOT TO SHOW TREES LARGER THAN EIGHT (8) INCHES IN CALIPER: STACY VENETOS MADE THE MOTION. CHRIS RAU SECOND THE MOTION. MOTION CARRIED.
- **PEOPOSED REVERSE SUBDIVISION AND LAND DEVELOPMENT FOR PARCELS 22A-51-C968 & 22A-51-C969-P-25-2-HILL-** COMBINED TO CREATE 22A-51-C968. THE LAND

WAS CONDITIONALLY APPROVED, GRANTED THEY MEET ALL THE REQUIREMENTS FROM THE BIA LETTER DATED JANUARY 31, 2025. **WAIVER** FROM SECTION 210-16.C(31): NOT TO SHOW TREES GREATER THAN EIGHT (8) INCHES IN CALIPER WAS ACCEPTED. STACY VENETOS MADE THE MOTION. CHRIS RAU SECOND THE MOTION. MOTION CARRIED. **WAIVER** FROM SALDO 210-16.D.8: SUBMITTING AN OPINION OF TITLE WAS PASSED. WILLIAM MILLER MADE THE MOTION. STACY VENETOS SECOND THE MOTION. MOTION CARRIED.

- **PROPOSED REVERSE SUBDIVISION AND LAND DEVELOPMENT FOR PARCELS 12A-51-MV2463 & 12A-51-MV2465-P-25-1-FIERRO-** ROCK RECOMMENDED TO TABLE THIS UNTIL HE GETS TO REVIEW IT. CHRIS RAU MADE THE MOTION. STACY VENETOS SECOND IT. MOTION CARRIED. ALL WAIVERS WILL BE REVIEWED AFTER PLAN IS FINAL.
- **MATTI LOT CONSOLIDATION FOR PARCEL 36-51-A8.16-P-24-11-MATTI-** THE LAND WAS CONDITIONALLY APPROVED, GRANTED THEY MEET ALL REQUIREMENTS OF THE BIA LETTER DATED FEBRUARY 13, 2025. THIS INCLUDES THE HOP PERMIT WHICH WILL BE SENT TO THE BOARD TO DISCUSS. WRITTEN REQUESTS WERE NOT SUBMITTED FOR THE WAIVERS YET BUT WAIVERS WERE PASSED. **WAIVER** FROM SECTION 210-16.C.15: CONOTUR LINES AT VERTICAL INTERVALS OF NOT MORE THAN 2 FEET. WILLIAM MILLER MADE THE MOTION. DENNIS HABIG SECOND THE MOTION. MOTION CARRIED. **WAIVER** FROM SECTION 210-16.C.31: SIGNIFICANT

FEATURES, INCLUDING ALL TREES OG EIGHT (8) INCHES OR GREATER IN CALIPER SIZE. WILLIAM MILLER MADE THE MOTION. CHRIS RAU SECOND THE MOTION. MOTION CARRIED. **WAIVER** FROM SECTION 210-16.A.1- A PLAN SCALE FROM 1 INCH EQUALS 50 FEET TO 1 INCH EQUALS 40 FEET. CHRIS RAU MADE THE MOTION. WILLIAM MILLER SECOND THE MOTION. MOTION CARRIED. **WAIVER** FROM SECTION 210-16.C.13: SHOW ALL MAN MADE FEATURES WITHIN TRACT AND 50 FEET. STACY VENETOS MADE THE MOTION. CHRIS RAU SECOND THE MOTION. MOTION CARRIED. **WAIVER** FROM SECTION 210-16.C.17: NOT SHOW ELEVATION ON BOUNDARY LINE MONUMENTS. STACY VENETOS MADE THE MOTION. CHRIS RAU SECOND THE MOTION. MOTION CARRIED.

NEW BUSINESS

- **PROPOSED REVERSE SUBDIVISION AND LAND DEVELOPMENT FOR PARCELS 22A-51-EV1428 & 22A-51-EV1429-P-25-4- STOLZER/STRAUSSER-** CHRIS RAU MADE THE MOTION TO TABLE THE PLANS UNTIL THEY MEET SOME OF THE REQUIREMENTS REGARDING BIA LETTER DATED FEBRUARY 13,2025. JIM DENIER SECON DTHE MOTION. MOTION CARRIED.
- **PROPOSED REVERSE SUBDIVISION AND LAND DEVELOPMENT FOR PARCELS 22A-51-A96 & 22A-51-A97-P-25-3-KRAHN-** COMBINED TO CREATE LOT 22A-51-A97A. THE MOTION WAS MADE BY STACY VENETOS FOR CONDITIONAL

APPROVAL, GRANTED THEY MEET ALL REQUIREMENTS FROM THE BIA LETTER DATED FEBRUARY 21, 2025. STACY VENETOS MADE THE MOTION. DENNIS HABIG SECOND THE MOTION. MOTION CARRIED. THE **WAIVER**, FROM SECTION 210-16.C.31: SIGNIFICANT NATURAL FEATURES, INCLUDED BUT NOT LIMITED TO FLOODPLAINS, PONDS AND LAKES, STREAMS, NATURAL DRAINAGE SWALES, WOODED AREAS AND TREES OF GREATER THAN EIGHT (8) INCHES IN CALIPER. FLOODPLAIN INFORMATION SHALL DELINEATE THE BOUNDS OF THE 100 YEAR FLOODPLAIN, FLOODWAY, AND FLOOD FRINGE, WILLIAM MILLER MADE THE MOTION TO ACCEPT. DENNIS HABIG SECOND THE MOTION. MOTION CARRIED.

- **MEETING ADJOURNED**

THE MEETING WAS ADJOURNED AT 7:07PM. AFTERWARDS THEY WENT THROUGH THE PLANNING MODULE FOR MATTI AND FILLED IT ALL OUT.