

September 6, 2017:  
Planning Commission Meeting Minutes

Meeting called to order at 7:04 pm

Members present: Chris Reed, Tony Salvatori, Nevin Smith and Bryan Pauling

Members absent: None

Also in attendance: David Hines, Central Keystone COG

Agenda:

### **Review of the Final Land Development Plan for Hutchinson-Inflexion Energy**

David Hines reviewed his report, which provided the Planning Commission with the following comments:

- The property is located in the Industrial (I) Zoning District.
- The proposed use is a Bulk Storage use (Production Water Supply Tank) and is permitted by Article 11 of the Ordinance.
- The purpose of the Industrial District is to permit and encourage manufacturing uses that will be located and developed as harmonious and appropriate parts of the Borough, capitalizing on rail access, contributing to soundness of its economic base, providing local employment opportunities convenient to residences thus reducing traffic.
- The Industrial District establishes a minimum and maximum lot, yard and open space requirements. The proposal appears to follow the regulations.
- The plan was not reviewed by the Lycoming County Planning Commission at the time of the meeting.
- The plan has been reviewed by the Borough Engineer that as a condition of approval of the land development plan the developer (Inflexion Energy) should enter into an Excess Maintenance Agreement with the Borough for the use of the portion of Howard street between the entrance to the proposed tank site and Broad Street.

David questioned if the plan was to be considered Final since it is labeled Preliminary/Final. Final plans will be provided to David.

The plan states that the Maximum Building Coverage is "Not Applicable", which is incorrect. The regulations within the district shall apply uniformly to each class or kind of structure, building or use. This will be corrected on the Final Plans.

It does not appear that any site improvements will be required; therefore, there should not be any requirement for the Developer to post any financial security.

The proposed use requires a D.E.P. permit; a copy of that permit will need to accompany the zoning permit.

Questions were raised regarding the anticipated traffic volumes and routes. The Inflexion representative mentioned that both will vary as development picks up. As drilling increases, the need for this facility will go down.

David informed the group that the plan, as presented, comply with the Borough's Zoning Ordinance and the Borough's Land Development Ordinance.

After a brief discussion, the Planning Commission recommended 4-0 in favor of the proposed plan with the following conditions:

- Maintenance agreement shall be put in place
- County Planning Commission Approval
- DEP Permit approval
- If lighting is added it must be down lighting

Meeting adjourned at 7:36 pm.

Respectfully,



Bryan Pauling, Chairman