

**Barrett Township Planning Commission  
March 6, 2024**

The Meeting of the Barrett Township Planning Commission was held on Wednesday, March 6, 2024, at 5:30 p.m. at the Municipal Building on Route 390 in Mountainhome, Pa.

The meeting was called to order at 5:30 p.m. by Vice Chairman, Patti O'Keefe.

Present: Patti O'Keefe, William Pipolo, Jr., Peter Pipolo, Township Engineer Deanna Schmoyer, Jeryl Rinehart, and the public. Andrew Price, Ralph Megliola, and Brick Linder were absent.

There were no public comments on the agenda items.

At this time, the floor was opened to nominations for Chairman of the Planning Commission.

William Pipolo, Jr nominated Brick Linder as Chairman of the Planning Commission. As there were no other nominations, the nominations were closed. William Pipolo, Jr. made a motion to appoint Brick Linder as Chairman. The motion was seconded by Patti O'Keefe and carried.

All Members voted aye. Brick Linder became Chairman of the Planning Commission until such time as a successor is named.

The floor was opened to nominations for Vice-Chairman of the Commission. William Pipolo, Jr. nominated Patti O'Keefe as Vice-Chairman of the Planning Commission. As there were no other nominations, the nominations were closed. William Pipolo, Jr. made a motion to appoint Patti O'Keefe as Vice-Chairman. The motion was seconded by Peter Pipolo and carried. All Members voted aye. Patti O'Keefe became Vice-Chairman of the Planning Commission until such time as a successor is named.

The floor was opened to nominations for Secretary. William Pipolo, Jr. nominated Andrew Price as Secretary to the Planning Commission. As there were no other nominations, the nominations were closed. William Pipolo, Jr. made a motion to appoint Andrew Price as Secretary. The motion was seconded by Patti O'Keefe and carried. All Members voted aye. Andrew Price became Secretary of the Planning Commission until such time as a successor is named.

Discussion was held on the meeting dates and times. Patti O'Keefe made a motion to set the meeting dates and times for the first Wednesday of each month at 5:30 p.m. at the Municipal Building and to authorize Solicitor Deborah Huffman to advertise the meeting dates and times. The motion was seconded by William Pipolo, Jr. and carried. All members voted aye.

It was noted that no correspondence was received.

**New Business:**

a. Wendy H. Price, Etal and WTA Properties, LLC, Route 390, Martin and Robbins Surveyors, Minor Subdivision Plan - This is a revision to the previously approved Minor Subdivision of Wendy H Price, Nancy P. Robinson, and Christopher H. Price, Co-Trustees of the T/U/A Richard L. Price Sr., and Lot Combination of Sivan Dahan, Andrew D. & Nancy A. Price, and Raymond Price, Inc., prepared by Frank J. Smith, Jr., Inc., dated January 13, 2021, and last revised March 3, 2021. The originally approved plan provided a subdivision of 5.86 acres into Parcels A, B, and C, which were joined to adjoining lots. Parcel A was joined to the parcel owned by Andrew D. & Nancy A. Price. Parcel B was joined to the parcel owned by Sivan Dahan. Parcel C was to be joined to the parcel owned by Raymond Price, Inc. Parcel C was not conveyed to Raymond Price. The revisions to the approved plan include Parcel C being conveyed and joined with the adjacent property owned by WTA Properties, LLC. The revised plan also includes the consolidation

of the approximately 0.323-acre parcel owned by Richard L. Price & Phyllis S. Price to the adjacent lot owned by WTA Properties, LLC. Terry Martin from Martin and Robbins Surveying was present to discuss the plan. Discussion was held on Township Engineer Deanna Schmoyer's Review Letter dated February 26, 2024.

Patti O'Keefe made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

- *Section 450-14.B – Overview of procedures. The following plans are required for all subdivision and land developments: Existing Resources and Site Analysis plan, Conceptual Preliminary Plan, Detailed Final Plan Preparation, Detailed Final Plan Submission.*

The motion was seconded by Peter Pipolo and carried. All Members voted aye.

Patti O'Keefe made a motion to recommend approval of the minor subdivision plan contingent on the Township Engineer Deanna Schmoyer's Review Letter comments, dated February 26, 2024, being addressed. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

b. Buck Hill Falls Company, 2155 Oak Hill Drive, Martin and Robbins Surveyors, Minor Subdivision Plan - The Applicant is proposing to subdivide a small parcel, Parcel A (532 sf), from the Buck Hill Falls Company Parcel, and combine the property with Unit 701 (Joan Eleanor Stagg Property). The parcels are zoned CRH, Commercial – Resort/Hotel District. The purpose of the subdivision is to add an addition to the existing building footprint (garage, deck, and steps). Terry Martin from Martin and Robbins Surveying was present to discuss the plan. Discussion was held on Township Engineer Deanna Schmoyer's Review Letter dated February 27, 2024.

Patti O'Keefe made a motion to recommend approval for the modification requests from the Subdivision and Land Development Ordinance:

- *Section 450-14.B – Overview of procedures. The following plans are required for all subdivision and land developments: Existing Resources and Site Analysis plan, Conceptual Preliminary Plan, Detailed Final Plan Preparation, Detailed Final Plan Submission.*
- *Section 450-32.A.(5) – Plans shall be drawn in conformity with the following schedule, provided all courses, metes and bounds and other information can be legibly and accurately presented on the plan.*
- *Section 405-36.A.(2) – Sufficient data, acceptable to the Township Engineer, to determine readily the location bearing and length of every boundary, street and lot line (based upon an accurate field survey, closed with an error to not to exceed one in 5,000 and balanced). All dimensions shall be shown in feet and hundredths of a foot and all bearings shall be shown to one second of arc.*

The motion was seconded by Peter Pipolo and carried. All Members voted aye.

Patti O'Keefe made a motion to recommend approval of the minor subdivision plan contingent on the Township Engineer Deanna Schmoyer's Review Letter comments, dated February 27, 2024, being addressed. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

#### Old Business:

- a. It was noted that there was no Old Business.

Planning Commission  
Meeting of March 6, 2024  
Page 3.

**Old Business (tabled):**

a. JD Pocono, LLC, 128 Robinson Lane, Keystone Consulting Engineers, Inc., Minor Subdivision Plan – Discussion was held on the minor subdivision plan. Patti O’Keefe made a motion to deny the minor subdivision plan. The motion was seconded by Peter Pipolo and carried. All Members voted aye.

**Sketch Plans:**

a. It was noted that there were no Sketch Plans.

**Planning:**

a. It was noted that there was no Planning.

As there was no further business or public comment, Patti O’Keefe made a motion to adjourn the meeting at 5:56 p.m. The motion was seconded by William Pipolo, Jr. and carried. All Members voted aye.

Respectfully Submitted,

*Teryl Reinhart*