

Alsace Township Planning Commission Meeting

November 2, 2023

The Alsace Township Planning Commission Meeting was called to order at 7:00 p.m. on Thursday, November 2, 2023 by Zack Moore, Chairman. Present were members Charlie Keller, Brian Weidner, and Marybeth Butchko, absent was Nate Pletscher. Mike Reinert, Technicon and Township Engineer, was also present.

Approval of minutes: Motion made by B. Weidner, seconded by C. Keller, to approve the meeting minutes from October 5, 2023. All in favor, motion approved.

Subdivisions:

Metropolitan10 LLC Rowe Tract Revised Plan Review: Chuck Frantz, Matt Timochenko, and Tim Kramer represented Metropolitan 10 LLC, prospective developers of the former Rowe tract. Technicon review letters from Building Code Official John Stine, dated October 27, 2023, and M. Reinert, dated October 30, 2023, were reviewed. Compliance issues remaining to be addressed include a spill-over lighting plan, outside agency approvals for public water/sewer and fire safety building code compliance. Storm water was addressed and is awaiting PADEP technical comments. C. Frantz advised that Mount Penn Fire Co. would be performing fire safety reviews and addressing comments from Technicon's Building Code Official. C. Frantz stated Metropolitan agrees to comply with all recommendations or comments made in the Township review letters.

Z. Moore moved to recommend conditional preliminary approval of the land development plans, based on satisfying all review comments in the Technicon letters dated October 27, 2023 and October 30, 2023, to the Alsace Township Board of Supervisors. Motion was made by B. Weidner, seconded by M. Butchko. Three in favor, one not in favor (C. Keller), motion approved.

With no further business, B. Weidner motioned to adjourn at 7:05 p.m., seconded by C. Keller.

Marybeth Butchko, PC Secretary