

PINE CREEK TOWNSHIP
MEETING MINUTES OF SEPTEMBER 4, 2024

The Pine Creek Township Board of Supervisors held the regular monthly meeting on September 4, 2024, at 7:00 pm, with Supervisors John M. Reese, Dean L. Edwards, Jr., and Dave Winkleman, Jr., present.

Public Attendees: Greg Love, Ken Packard, Pam Smith, Bob Holtzapple, Brian Hoy, Rhonda Davis, Benjamin Sweeney, Matthew Stover, Jim Hess, Dyllan Brookens, Bobby Maguire, Nate Hollick, PLS, Taryn Saar, David Rockey, Rebecca Dunlap, Sgt. Dennis Gill, and Thom Rosamilia, Esquire

Individuals recording the meeting: None

Meeting Minutes

Chairman Edwards asked if there were any changes or additions to the minutes from the August 7, 2024, monthly meeting; there being none, Supervisor Reese made a motion to approve the minutes as presented; seconded by Supervisor Reese, the minutes were approved with Supervisors Edwards and Reese voting in favor of the motion and Supervisor Winkleman abstaining, MCU.

Financial Report & Invoices

Supervisor Reese made the motion to approve the financial reports and invoices as presented; seconded by Supervisor Winkleman, MCU.

Public Participation

Ken Packard

Resident Ken Packard questioned whether the township's liability insurance covers Gene Gallagher operating a repair garage at Woolrich Park, and that other people have keys to that building at the Park.

The Supervisors indicated that they would address both of Mr. Packard's concerns with Mr. Gallagher.

Mr. Packard also questioned the statement made at the August meeting about spending over \$11,000.00 on solicitor fees for right-to-know requests. Supervisor Reese indicated that the amount provided at the August meeting was incorrect and the amount of solicitor fees paid involving right-to-know requests is \$4,305.00.

Mr. Packard went on to claim that the solicitor fees were for appeals filed because of the Right-To-Know Officer not responding to requests and Solicitor Rosamilia disagreed stating that was not the reason for the appeals.

Mr. Packard then claimed that the Township had lost all the appeals and again Solicitor Rosamilia disagreed with him noting that the Township may have lost two out of eighteen appeals in the last year.

Solicitor Rosamilia explained that the right-to-know requests are usually granted if the requestor pays the required copying fee, however, individuals refuse to pay the fees for the documents requested.

Mr. Packard also asked if all financial and personnel records are at the township office and Secretary/Treasurer Macklem indicated that they are at the township building.

Bobby Maguire

Bob Maguire spoke to the Supervisors about the subdivision for an add-on from his property to Pine Creek Veterinary Clinic stating that after the last meeting, he submitted a Zoning Permit Application to Zoning Officer Winkleman. Bob said he received a note from Zoning Officer Winkleman stating the application was not complete and the details for construction work on the site need to be provided and additional information is required regarding the proposed use for the buildings as the signage at the property states Garage Lodge, in order to determine if the proposed use meets the zoning requirements for the Commercial District.

Mr. Maguire said that he is not requesting a zoning permit this evening and is requesting subdivision approval for one-third of an acre of his property for an add-on to the property of Pine Creek Veterinary.

A discussion was held about the information previously provided by Mr. Maguire during the township meeting and in the zoning permit application. Mr. Maguire explained that the Garage Lodge is a 5,000-square-foot building that could be used commercially in one location, and would have ten storage units on one side and a living space on the backside. The concept behind it is for someone to buy it and have their business and living space in one place and the income from the storage units would assist with their mortgage payments. Maguire also claimed that he provided copies of documents to the township from the Conservation District including a letter that stated he could proceed.

Solicitor Rosamilia advised Mr. Maguire that the problem is that he is subdividing a parcel where he is currently doing construction work on without a permit. He told Bob that part of the problem is that he provides information "in bits and pieces" and everything should be submitted to the township in one application.

Supervisor Winkleman interjected that it was his understanding that the Board requested documentation of what has been done to the property to this point and asked Mr. Maguire if the information was provided in the zoning permit application and Bob said it had been provided with the application.

Nate Hollick, PLS stated that the survey includes the existing conditions on the parcel, such as the silt fence, the pipes and measured the LOD the impervious area. It includes proposed buildings, and he indicated that the disturbed area is 40,000 sq. ft., close to an acre. He also revised the survey to include the BMPS and the parking spaces for the residual lot.

Chairman Edwards pointed out that the plans for the residual lot must also comply with the Township's Stormwater Management Ordinance and Mr. Maguire said that will be addressed in the completed Land Development Plans.

Supervisor Winkleman made a motion to approve the subdivision as presented; seconded by Supervisor Reese, the motion passed 2-1, with Supervisor Winkleman and Reese voting in favor of the motion and Supervisor Edwards voting against the motion.

Bob Holtzapple – Woolrich Little League

Bob Holtzapple introduced himself to the Board as the new contact person for Woolrich Little League.

Chairman Edwards suggested that Mr. Holtzapple meet with members of the Recreation Committee, Supervisor Reese, and himself at the ballfield soon and then meet twice a year.

Brian Hoy, Little League Volunteer, said that Little League would like to improve communication with the Recreation Committee and Little League and the Township so everyone can work together and make the Little League fields at Woolrich Park a great place.

Recreation Committee:

Taryn Saar and Becky Dunlap of the Recreation Committee asked if the money received from Little League for the PP&L invoices for the ball field go to the Recreation Committee or to the Township and was told the funds get deposited into the Township General Fund as payments are made to PP&L from that fund.

Taryn Saar, Chair of the Recreation Committee, requested approval to spend \$1,500.00 from the Clinton County Community Foundation grant for Halloween In The Park.

Supervisor Winkleman made the motion to approve the request; seconded by Supervisor Edwards, MCU.

Taryn also asked to discuss the procedures for large events, rental fees and park regulations and the Board suggested meeting with members of the Recreation Committee to discuss those items.

Recreation Committee Treasurer, Becky Dunlap, outlined the Committee's plans for a Memorial & Tribute Giving Program that would include three levels:

1. Bench with plaque - \$1,000.00/bench
2. Tree/shrub - \$500.00
3. Plaque placed on a wall of plaques - \$250.00

Supervisor Reese discussed obtaining prices on benches from DuMor, Inc. in addition to Geo Ely & Associates and volunteered to reach out to DuMor for pricing.

Chairman Edwards made a motion to approve the Memorial & Tribute Giving Program; seconded by Supervisor Winkleman, MCU.

Taryn also requested that a portable toilet remain in the park until the restoration of the restroom is finished to accommodate a reservation for October 19th.

It was the consensus of the Board that the restroom remains in the park until after October 19th.

Old Business:

There was no old business presented for discussion.

New Business:

Daniel King Conditional Use Hearing

Supervisor Winkleman made a motion to schedule the Conditional Use Hearing for Daniel King at 6:30 pm on October 2, 2024, contingent on scheduling with Mr. King; seconded by Supervisor Edwards, MCU.

Right-To-Know Officer Report

Right-To-Know Officer Darlene Macklem provided the following report for the month:

- Kevin Ferrara - (1) Appeal filed OOR Dkt. AP 2024-1690
- (2) Appeal and Petition For Review filed in Commonwealth Court of Common Pleas, Clinton County, PA No. 620-2024 (Ongoing)

- Joy K. Packard – (1) Appeal filed OOR Dkt. AP 2024-1860
- (2) Appeal filed OOR Dkt. AP 2024-2018
- (3) One Right-To-Know Request
- (4) Appeal filed with Commonwealth Court – OOR Dkt. AP 2024-0835
Appealing Final Decision of OOR (Ongoing)

Brian Hoy – One Right-To-Know Request

Adjournment

There being no further business, Supervisor Reese made a motion to adjourn the meeting; seconded by Chairman Edwards, MCU.

The meeting adjourned at 7:15 pm.

Respectfully submitted,

Darlene S. Macklem

Darlene S. Macklem, Secretary