

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday January 12, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
John Venzon	Vice Chairman
Patrick Greer	Secretary
Denny Hutchison	

Others Present:

Frank Myers	Paint Township Supervisor Elect
Joe Swank	Public Participant
Rob Ditzler	Public Participant
John Rugg	Public Participant

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:03 pm, and the Pledge of Allegiance to the Flag was conducted.
2. John Venzon made a motion to retain the officers of the planning commission as follows, Bob Feather Chairman, John Venzon Vice Chairman, Patrick Greer Secretary. The motion was seconded by Denny Hutchison. The motion was unanimously approved.
3. The minutes from the November 10, 2021 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon, and seconded by Denny Hutchison. The motion was unanimously approved.

Old Business

1. Bob Feather asked John Rugg about the As-Built plans for Winchester Estate. Mr. Rugg informed the planning commission that the As-Built plans were submitted to the township several years ago.

New Business:

Robert Ditzler – Bigan Subdivision. A motion to accept the plan as submitted with the following changes/fixes, (identify the septic system on the plan, identify the well on the plan, remove Somerset County Planning Commission and Replace with Paint Township

Planning Commission) was made by Denny Hutchison and seconded by Patrick Greer. The motion was unanimously approved.

#### Open Forum

A brief discussion about the submittal of plans that contain minor issues was held. It was reiterated that having a representative of the plan at the meeting is very important. This allows the planning commission the flexibility of having a discussion with the representative and the ability to pre-approve a plan that has minor issues that can be addressed in a timely manner to be presented to the Paint Township Supervisors the following week.

2. Bob Feather set the date for the next meeting for February 9, 2022 at 7:00 pm.
3. A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted February 9, 2022  
Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday February 9, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
John Venzon	Vice Chairman

Others Present:

John Rugg	Public Participant
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Order of Business:

Procedural Business:

1. Bob Feather did not call the meeting to order due to a lack of a quorum and the fact that there was no new business on the agenda.
2. The minutes from the January 12, 2022 meeting were not reviewed and will need to be reviewed and approved at the March Meeting.

Old Business

New Business:

Open Forum

2. The next Planning Commission Meeting is set for March 9, 2022 at 7:00 pm.
- 3.

Minutes submitted March 9, 2022  
Patrick Greer, Secretary



Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday March 9, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
John Venzon	Vice Chairman
Patrick Greer	Secretary
Denny Hutchison	Member

Others Present:

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:03 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the January 12, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon, and seconded by Bob Feather. The motion was unanimously approved.
3. The minutes from the February 9, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon, and seconded by Denny Hutchison. The motion was unanimously approved.

Old Business

New Business:

Open Forum

2. The next Planning Commission Meeting is set for April 13, 2022 at 7:00 pm.
- 3 A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted April 13, 2022  
Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday April 13, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
John Venzon	Vice Chairman
Patrick Greer	Secretary
Denny Hutchison	Member

Others Present:

Gary Rokosh	Public Participant
Holly Thomas	Public Participant

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:03 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the March 9, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon, and seconded by Denny Hutchison. The motion was unanimously approved.

Old Business

New Business:

1. Gary Rokosh and Holly Thomas - They had questions about subdividing there property and building a new house. The planning commission referred them to the Paint Township Subdivision and Land Development Regulations and State building codes. No voting action was required.
2. Erickson Subdivision – Bob Feather made a motion to accept the plan Pending the addition of a Blocked Area on the Plan for the Paint Township Supervisors to sign the Plan. The motion was seconded by Denny Hutchison. The motion was unanimously approved.

Open Forum

2. The next Planning Commission Meeting is set for May 11, 2022 at 7:00 pm.

3 A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted May 11, 2022

Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday May 11, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
John Venzon	Vice Chairman
Patrick Greer	Secretary
Denny Hutchison	Member

Others Present:

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:03 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the April 13, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon, and seconded by Denny Hutchison. The motion was unanimously approved.

Old Business:

1. Patrick Greer made an observation to the commission pertaining to Clearview Heights – Mr. Greer stated that the home owners appear to have abandoned the original deeded right of way for access and are using a roadway created by Phil Petrunak on his property to access their homes. The planning commission had a short discussion of the matter. No voting action required.
2. Erickson Subdivision – Bob Feather informed the commission that the Erickson Subdivision was still pending and had not been approved by the township supervisors. Bob Feather made a motion to rescind approval of the Erickson Subdivision as per the fact that the requirements for approval from the April 13<sup>th</sup> meeting had not been met (separate blocked area for supervisors signature not present). The motion was seconded by John Venzon. The motion was unanimously approved.

New Business:

Open Forum



Correspondence:

1. A letter from Mark Walker to Kevin Erickson pertaining to unfinished items for the issuance of an Occupancy Permit was presented to the planning commission. The letter stated that Mr. Erickson has been put on notice and has 60 days to address the issues to receive an occupancy permit. It was stated by the planning commission members that Mr. Erickson is currently occupying the building and conducting work from the site. No voting action was required.
  
2. The next Planning Commission Meeting is set for June 8, 2022 at 7:00 pm.
  
- 3 A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted June 8, 2022

Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday June 8, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
Tom Pomroy	Member
Patrick Greer	Secretary
Denny Hutchison	Member

Others Present:

Tina Sipko	Land Merger
Ed Strathen	Building Plan
Rick Smith	Building Plan
Randy Cortese	Land Merger

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:02 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the May 11, 2022 meeting were reviewed. A motion to accept the minutes as written was made by Bob Feather seconded by Denny Hutchison. The motion was unanimously approved.

Old Business:

New Business:

1. Tina M. Sipko – Adjoining Land Merger - Patrick Greer made a motion to accept the plan as written. Denny Hutchison seconded the plan. The motion was unanimously approved.
2. Life Church – New Picnic Rest Room Building - Patrick Greer made a motion to approve the plan base upon it meeting the requirements of the Paint Township Subdivision and Land Development Regulations, Article VIII, Supplementary Land Development Requirements. Tom Pomroy seconded the motion. The motion was unanimously approved.
3. Karosic Family Mill LLC – Sewage Module - Bob Feather made a motion to hold the sewage module until a major subdivision plan which is required under Article IX of the Paint Township Subdivision and Land Development Regulations

for a camp ground of this size is submitted for approval. Patrick Greer seconded the motion. The motion was unanimously approved.

#### Open Forum

#### Correspondence:

3. The next Planning Commission Meeting is set for July 13, 2022 at 7:00 pm.

4 A motion to adjourn was made by Patrick Greer and seconded by Denny Hutchison. The motion was unanimously approved.

Minutes submitted July 8, 2022

Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday July 13, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
Tom Pomroy	Member
Patrick Greer	Secretary
John Venzon	Vice Chairman

Others Present:

Jim Kopac	Smart Link (Verizon Tower)
John Rugg	Winchester Estate

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:02 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the June 8, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon seconded by Bob Feather. The motion was unanimously approved.

Old Business:

New Business:

1. Jim Kopac – Smart Link – Verizon Tower Jim Kopac presented a plan to the commission pertaining to the installation of six new antenna to the existing American Tower that Verizon rents. Bob Feather made a motion to advise the township supervisors to provide a letter to Jim (Verizon) that states the proposed work does not fall under the paint township subdivision and land development regulations. The motion was seconded by Tom Pomroy. The motion was unanimously approved. The planning commission is moving the plan over to the supervisors for further review.
2. Winchester Estates Lots 1 & 2 Merger – Joshua & Ashley Krug – A plan was presented to the commission for a lot merger at Winchester Estates. Patrick Greer made a motion to accept the plan as submitted. John Venzon seconded the motion. The motion was unanimously approved.

## Open Forum

### Correspondence:

3. The next Planning Commission Meeting is set for August 10, 2022 at 7:00 pm.
- 4 A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted August 10, 2022  
Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday August 10, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
Tom Pomroy	Member
Patrick Greer	Secretary
John Venzon	Vice Chairman

Others Present:

Vinny Paczek	Eads Group (Ramblin Hills)
Nita Williams	Musser Engineering (Doe Valley Rocks Campground)

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:02 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the July 13, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon seconded by Tom Pomroy. The motion was unanimously approved.

Old Business:

Ramblin Hills Phase 2 NPDES Permit – A letter from the PADEP dated 7-22-22 was presented to the planning commission. The letter was a termination approval for the NPDES permit for Phase 2 of Ramblin Hills Development. No voting action required

New Business:

1. Vinny Paczek – Ramblin Hills Phase 3 - Mr. Paczek wanted to bring the planning commission up to speed as to the status of Phase 3 plan submission. There will be a complete plan re-submission to the Township. This will allow Earthtech to re-evaluate the plan before it is submitted to the Planning Commission. Mr. Paczek has a few other questions about approval time lines and re-submission fees.  
A question was brought up about finalizing the road dedication to the Township. No voting action was required.

## Open Forum

Nita Williams – Doe Valley Rocks Campground - Ms. Williams had several questions about the proposed expansion of the Doe Valley Rocks Campground. Ms. Williams was referred to article IX of the Paint Township Subdivision and Land Development Regulations. It was stated that a plan would need to be submitted to the Planning Commission outlining the requirements in article IX. No voting action was required.

## Correspondence:

The Paint Township Planning Commission is asking the Paint Township Supervisors to supply information pertaining to the status of the road dedication of all previous phases of the Ramblin Hills development.

3. The next Planning Commission Meeting is set for September 14, 2022 at 7:00 pm.

4 A motion to adjourn was made by Patrick Greer and seconded by Tom Pomroy. The motion was unanimously approved.

Minutes submitted September 14, 2022  
Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday October 12, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
Tom Pomroy	Member
John Venzon	Vice Chairman

Others Present:

Randy Cortese	Land Surveyor
Ray Haupt	Berwind Corporation

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:01 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the September 14, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon seconded by Tom Pomroy. The motion was unanimously approved.

Old Business:

1. Doe Valley Rocks Campground – There was no review from the EADS Group pertaining to the Doe Valley plan proposal. The Sewage Module will stay on hold until there is a plan review from the EADS Group per section 304.3 of the Paint Township Subdivision and Land Development Regulations. No voting action was required.

New Business:

1. Berwind Corporation Property Line Revision - Randy Cortese, Ray Haupt  
A motion to accept the plan as submitted was made by Bob Feather and seconded by Tom Pomroy. The motion was unanimously approved.
2. Solar Farm Ordinance Article in the Tribune Democrat – Bob Feather informed the planning commission about an article that was printed in the Tribune Democrat on October 10, 2022 pertaining to the Paint Township Supervisors



discussing a new ordinance for Solar development in the township. Mr. Feather stated that Article 8 of the Paint Township Subdivision and Land Development Regulations would cover any Solar Projects with the exception of Bonding. He stated that any proposed new ordinances would have to be checked to make sure they were not in conflict with Article 8 of the Paint Township Subdivision and Land Development Regulations. No voting action was required.

#### Open Forum

#### Correspondence:

3. The next Planning Commission Meeting is set for November 9, 2022 at 7:00 pm.
4. A motion to adjourn was made by John Venzon and seconded by Tom Pomroy. The motion was unanimously approved.

Minutes submitted November 9, 2022  
Patrick Greer, Secretary (Per John Venzon's Notes)

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday November 9, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
Tom Pomroy	Member
John Venzon	Vice Chairman
Patrick Greer	Secretary
Denny Hutchison	Member

Others Present:

Joanne Wright	Township Supervisor
Vinny Paczek	EADS Group (Ramblin Hills)

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:07 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the October 12, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon seconded by Denny Hutchison. The motion was unanimously approved.

Old Business:

1. Doe Valley Rocks Campground – The Sewage Module was signed by Bob Feather as a procedural requirement for plan submittal
2. Paint Township Supervisors passed a new ordinance pertaining to Solar Panel Development in the township. Bob Feather was at the meeting to discuss and supply information to the Supervisors.

New Business:

1. Ramblin Hills Phase 3 – Vinny Paczek – Mr. Paczek was present to discuss the Plan Review Letter dated November 1, 2022 from Eartheq. John Venzon made a motion to accept the letter and move the plan forward noting that the variances discussed on page 3 of the letter (4 foot grading and Sidewalks) are not considered necessary per section 602.3 and 602.5 of the Paint Township

Subdivision and Land Development Regulations. The motion was seconded by Tom Pomroy. The motion was unanimously approved.

#### Open Forum

Patrick Greer had a few questions pertaining to the new Solar Ordinance. It was stated that the new ordinance will be posted on the Paint Township website.

#### Correspondence:

Berwind – The Berwind Tract 720 Property Line Revision was recorded at the Somerset County Courthouse.

3. The next Planning Commission Meeting will be set by the Township Supervisors.

4. A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted January, 2023

Patrick Greer, Secretary

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday September 14, 2022  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
Tom Pomroy	Member
Patrick Greer	Secretary
John Venzon	Vice Chairman
Denny Hutchison	Member

Others Present:

David Zeglin	Public Participant
Michael Barndt	Musser Engineering (Doe Valley Rocks Campground)

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:01 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the August 10, 2022 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon seconded by Denny Hutchison. The motion was unanimously approved.

Old Business:

1. Doe Valley Rocks Campground – Karosics- Musser Engineering – Michael Barndt presented the planning commission with a preliminary plan for Doe Valley Rocks Campground. Bob Feather made a motion to accept the submission as a preliminary plan and have it reviewed by the EADS Group for further Township approval. Tom Pomroy seconded the motion. The motion was unanimously approved.
2. The Township is still waiting on third party review by Earth Tech (Levi Thomas) for phase 3 of Ramblin Hills Subdivision.
3. Attorney Stofko is working on the deed of dedication for the roads within the Ramblin Hills development.

New Business:

1. No new business

Open Forum

David Zeglin – Mr. Zeglin had a few comments pertaining to Ramblin Hills roads, stormwater and phase 3.

Correspondence:

3. The next Planning Commission Meeting is set for October 12, 2022 at 7:00 pm.

4 A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted October 12, 2022

Patrick Greer, Secretary