



Meeting Minutes

January 28, 2016

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:02 p.m.
2. **ROLL CALL:**
 - PRESENT: UHRLLEN, KAINE, IAGNEMMA, ROBINSON, RAMAGE
 - ALSO PRESENT: Mike Benton, Township Engineer; Bob Garvin, Township Solicitor; Peggy Patterson, Secretary; Don Housley, R.F. Mitall and Associates, Consultant

3. **APPROVAL OF MINUTES:** Regular meeting held on December 3, 2015

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting of December 3, 2015.

4. **OLD BUSINESS:**

- A. **Review and discuss F-14-15 Perissos Consolidation Plan, Minor Subdivision, Intersection of Millers Run Road and State Route 50, Zoned C-2.**

Don said there were two waivers and modifications that were requested. First that only two concrete corner monuments be set and that the remaining corners be set with iron pins. The other waiver would be for the sidewalks not to be required until land development is approved. This application is to combine two parcels into one. Don also requested verification of ownership be provided and was told by the applicant that the deed was just recorded and a copy will be provided. The applicant also said that the two buildings that need to be razed were under contract for that. They are hoping to be with the demolition in February. The future requirement for sidewalks will be put on the plan. It was decided to make the approval conditioned on at least one of the buildings be razed.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to **approve** F-14-15 Perissos Consolidation Plan, Minor Subdivision, Intersection of Millers Run Road and State Route 50, Zoned C-2 with the stipulation that the plan not be signed until demolition of at least one building is complete. The two waivers were recommended and approval conditioned in accordance with the updated review letter from Mitall and Associates dated January 27, 2016.

- B. **Review and discuss F-18-15 Phase IV and Phase VI Lot Line Revisions No. 2 (Beacon 2), Minor Subdivision, Abele Business Park, Zoned B-1.**

Part of this plan now proposes a vacation of Emerson Lane, a fifty foot public right-of-way from Abele Road to its terminus in a cul-de-sac. We all had issues with so many roads coming in to the Emerson Land cul-de-sac. The driveways were rerouted and the cul-de-sac eliminated. Several of the survey

monuments were missing and the applicant agreed to add them. Don recommended approval of this subdivision plan subject to his comments. They would have to provide proof of ownership before the plans would be signed. Don said he will make that a provision of his review letter. Bob Garvin said the township would have to initiate the proceedings to vacate that public right-of-way. Mike said it would go on the board agenda as two separate items.

C. Review and discuss F-16-15 Beacon 1, Preliminary/Final Land Development/Site Plan, Abele Business Park, Zoned B-1.

Many of the outstanding issues are not major. The applicant will request a waiver of the sidewalks on behalf of the developer because they do not think the sidewalk would be utilized due to the steep slope and safety concerns. The issues to putting a sidewalk on that road are: grade-wise it works up to a point but then it has to cross to the other side and maintenance issues, who would take care of this sidewalk. The money may be better used somewhere else by way of a fee-in-lieu of. Mike recommended for Ryan and himself to meet with Mr. Scalo or a representative to discuss this further. There was discussions about the concrete monuments and whether or not they were already in place. They did redesign the second loading berth out of the traffic circulation which was previously an issue. Don received information from the fire chief with no comments on Beacon 1 (There was a comment about Beacon 2). The fire department indicated that the fire hydrant was too close on Beacon 2). There will be transportation of fill between the sites and they will go through the process of bonding the roads, if necessary. There is a small sewer that extends into the property and the easement for that must be added to the plan. There was discussion about the lighting and the applicant said they did submit the lighting. There will be supplemental lighting upon finalization of the proposed office building that will be reviewed as part of the building permit. They also briefly discussed the signage and this will also be reviewed in more detail with the building and sign permits. Erosion and sedimentation control needs to be finalized on the plans.

D. Review and discuss F-17-15 Beacon 2, Preliminary/Final Land Development/Site Plan, Abele Business Park, Zoned B-1.

The applicant is purchasing the adjoining property so the setback problem will be resolved. They will extend the sewer easement to include the manhole on Beacon 2 and this needs to be on the site and subdivision plans. They still need letters from the various utilities saying that this building can be supplied. The loading berths were addressed and relocated. The developer said they will set monuments at each corner. The fire chief wants the hydrant moved away from the building to the first parking island. The applicant said they would move the fire hydrant. Two six inch water lines go into the building from a single six-inch line. Don asked if this was adequate. They are still working with PA American Water but they did pressure and flow tests and found that it was adequate. Traffic control signs were included on the plans but business identification signage was not. This plan cannot be approved without the subdivision plan being approved first (F-18-15 above).

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** F-18-15 Phase IV and Phase VI Lot Line Revisions No. 2 (Beacon 2), Minor Subdivision, Abele Business Park, Zoned B-1 provided there is proof of ownership and subject to the updated engineer's review letter dated January 19, 2016 is complied with. And subject to the vacation of Emerson Lane by the Board of Commissioners.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** F-16-15 Beacon 1, Preliminary/Final Land Development/Site Plan, Abele Business Park, Zoned B-1 subject to compliance with the engineer's review letter dated January 20, 2016 with the exception of the request for a variance on the sidewalks not be granted and if the site lighting and signage be reviewed to the satisfaction of the engineer and staff.

It was moved by **Kaine** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** F-17-15 Beacon 2, Preliminary/Final Land Development/Site Plan, Abele Business Park, Zoned B-1 subject to compliance with the engineer's review letter dated January 20, 2016.

5. NEW BUSINESS:

A. Review and discuss CU-01-16 Verizon Communications Tower, Conditional Use, 700 Millers Run Road, Zoned PED.

Mike received a letter from the applicant asking for this item to be tabled so they can make some modifications to their drawings and they waived the time limitations.

It was moved by **Kaine** and seconded by **Robinson** with all members present voting **AYE** to **table** CU-01-16 Verizon Communications Tower, Conditional Use, 700 Millers Run Road, Zoned PED.

B. Review and discuss CU-02-16 Willow D. Properties, Conditional Use, 540 Millers Run Road, Zoned R-4.

Mike discussed the project. They are rebuilding the garage behind the building and doing internal renovations. There is one apartment upstairs and they redid the space on the first floor. He needs a conditional use since this property has been sitting vacant for some time. There was a business there previously and there is sufficient parking for the intended use. This is a conditional use of an apartment with a business which is allowed in R-4.

It was moved by **Ramage** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** CU-02-16 Willow D. Properties, Conditional Use, 540 Millers Run Road, Zoned R-4 subject to compliance with the staff review letter dated January 22, 2016.

C. Review and discuss F-01-16 Intercare Properties Subdivision, Minor Subdivision, 335 Hickory Grade Road, Zoned R-2.

They want to subdivide this into two separate lots. The total property is 15.53 acres and has three buildings and several accessory structures on the property which is located at 335 Hickory Grade Road. The existing structures will be located on lot 1 after the subdivision process. They need to prove that water and sewage services are available to lot 2. The applicant said that all of the utilities lines can be extended from lot 1. Don said several waivers or modifications will be required as the plan is submitted. They need to provide ownership and the deed needs to match the owners name exactly. If the shed is on the 20 foot drainage easement, a note should be added to the plat indicating that approval of the subdivision for recording purposes does not grant approval for the continued structure on the easement. It cannot be determined if lot 2 can be serviced by the existing sanitary sewers or storm drainage system. We need to have letters from all

the utility companies saying that lot 2 can be serviced. They want to set iron pins instead of survey monuments and they will need to submit a request or waiver to be approved by the Board of Commissioners. Sidewalks are required along Hickory Grade Road. The applicant should propose the future use for both proposed lots. Utility and/or sewer easements may be required. Don did not recommend the plan for approval. There was further discussion with the applicant and he said he is not planning to use it for housing. Tabling the application was discussed.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** F-01-16 Intercare Properties Subdivision, Minor Subdivision, 335 Hickory Grade Road, Zoned R-2, with a time waiver.

D. Review and discuss F-02-16 Walnut Ridge Phase 3, Final Major Subdivision Plan, Battle Ridge Road, Zoned R-1.

This is the third and final phase of Walnut Ridge. A preliminary overall master plan was previously approved in 2012. Don said most of his comments are with regard to waivers and modifications. Pat Cooper, Gateway Engineers said the last phase completes the road loop. They took the previously approved master plan and put in the details, ie sewers, road grades and other details. There were modifications granted with the master plan that still apply to the last phase. We have roof collector pipes that are just private storm sewers. They are providing easement from the project back to the property behind from the master plan. None of the lot sizes changed. The only change is the postal drop off spot in the open space. Mike expressed that he wants to be able to get a road up to the property behind to connect for future development. Pat Cooper said it will be too expensive to put the road in at that location. They discussed this at length. Don told Pat that he will work with them on the concrete monuments. They need more details about the mailbox area on the plan and they need to ensure they are safe. The developer said it will be very safe.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to **approve** F-02-16 Walnut Ridge Phase 3, Final Major Subdivision Plan, Battle Ridge Road, Zoned R-1 in accordance to the engineers review letter dated January 18, 2016 with two modifications concerning application content per sections 215-26F(9) and 215-26G(2) not being required.

E. Review and discuss F-03-16 Newbury Plan of Lots 13th Rev, Major Subdivision Plan, Presto-Sygan Road, Zoned PED.

Eric Newhouse said they want to subdivide the parcel into two parcels because they are selling one parcel to the company to a company for the office building(s). They discussed the rear access and the parking for the office building. Eric will provide a drawing showing how the traffic will be rerouted.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** F-03-16 Newbury Plan of Lots 13th Rev, Major Subdivision Plan, Presto-Sygan Road, Zoned PED subject to compliance the engineer's review letter dated January 22, 2016 and that a note be added to the plan that lot B2 be used for its original intended use and not a building structure.

F. Rezoning request for Newbury Gateway Shops from C-2 Highway Commercial to PED Planned Economic Development.

Eric Newhouse requested that this item be tabled and he granted a time waiver.

It was moved by **Uhrlen** and seconded by **Robinson** with all members present voting **AYE** to **table** the rezoning request for Newbury Gateway Shops from C-e Highway Commercial to PED Planned Economic Development.

6. OPEN DISCUSSIONS

Mike told the Planning Commission that Charter Homes reintroduced their application for rezoning of the old Mayview property.

7. ADJOURNMENT:

It was moved **Kaine** and seconded by **Ramage** with all members voting **AYE** to adjourn the meeting at approximately 9:30 p.m.

Mike Benton, P.E., Township Engineer

Tom Iagnemma, Chairman

Date: _____

Date: _____