



## **Meeting Minutes**

### **March 17, 2016**

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:03 p.m.
2. **ROLL CALL:**
  - PRESENT: IAGNEMMA, RAMAGE, KAINE, UHRLLEN,
  - ALSO PRESENT: Bob Garvin, Township Solicitor; Mike Benton, Township Engineer; Shannen Rusilko, Secretary

3. **APPROVAL OF MINUTES:** Regular meeting held on February 25, 2016

It was moved by **Kaine** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting of February 25, 2016.

4. **OLD BUSINESS:**

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

The applicant is still modifying their drawings and wishes their application to remain tabled. Mike told the applicant they can continue with the conditional use first and follow with the site plan, but they chose to proceed with both together. The applicant previously waived the time limitations and notified Mike Benton on March 14<sup>th</sup> by email on wanting their application to remain tabled.

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

Mike summarized that Don Housley had continued the review which included the previously identified issues with the utilities, right-of-ways, the location of the existing shed possibly being in the right-of-way, and lot frontage. All issues have been satisfied including that there is adequate frontage for both lots and a note to be added to drawings that sidewalks will be added to the frontage at Hickory Grade Road when Lot 2 is developed or Lot 1 is improved.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to approve F-01-16 Intercare Properties Subdivision, Minor Subdivision, 335 Hickory Grade Road, Zoned R-2 in accordance with Mitall review letter dated March 2, 2016 with a note to be added to the drawings concerning sidewalks on both Lot 1 and Lot 2 frontages.

**5. NEW BUSINESS:**

**A. Review and discuss F-05-16 Rastetter-Berkley Ridge Plan, Final Minor Subdivision Plan, Oakridge Road, Zoned R-2.**

This application was a resubmission from 2014. The applicant did not get it recorded with the 180 days as required. Don Housley reviewed this resubmittal and confirmed that it complies with the 2014 approvals. Two lots are being combined so that there is access to utilities at the rear of the property. The amount of open space on the Berkley Ridge site is not affected. Mike Rastetter mentioned that his wife's grandfather used to own all of this property so it also has a sentimental value to them obtaining that piece of land.

It was moved by **Ramage** and seconded by **Uhrlen** with all members present voting **AYE** to approve F-05-16 Rastetter-Berkley Ridge Plan, Final Minor Subdivision Plan, Oakridge Road, Zoned R-2.

**B. Rezoning request by Graham/Rosi/Briselli for properties at 3122 through 3132 Washington Pike from R-2 Suburban Residential to C1 Limited Commercial.**

This request was referred to the Planning Commission by the Board of Commissioners. Mike presented to the Commission how the property was shown on the 1986 zoning map as a commercial zone and then on the 2000 zoning map as residential. The applicants are asking for a zoning correction from the comprehensive plan that was done in 2000, rather than a rezoning. They stated it was changed without their knowing so they would like it to be C1 again. Further review will be required to consider whether it is a zoning correction or change. At this point it needs to be looked at as a zoning change.

It was moved by **Ramage** and seconded by **Uhrlen** with all members present voting **AYE** to table the rezoning request by Graham/Rosi/Briselli for properties at 3122 through 3132 Washington Pike from R-2 Suburban Residential to C1 Limited Commercial.

**6. OPEN DISCUSSIONS**

Mike told the Planning Commission the Charter Homes Neighborhood District (ND) new ordinance was passed and the Mayview Property rezoned to ND.

**7. ADJOURNMENT:**

It was moved **Uhrlen** and seconded by **Kaine** with all members voting **AYE** to adjourn the meeting at approximately 7:30 p.m.

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Mike Benton, P.E., Township Engineer

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Tom Iagnemma, Chairman

Date: \_\_\_\_\_

Date: \_\_\_\_\_