



Meeting Minutes

April 21, 2016

1. **CALL TO ORDER**: Tom Iagnemma called the meeting to order at 7:02 p.m.
2. **ROLL CALL**:
 - PRESENT: IAGNEMMA, ROBINSON, RAMAGE
 - ABSENT: KAINE, UHRLIN
 - ALSO PRESENT: Mike Benton, Township Engineer; Bob Garvin, Township Solicitor; Shannen Rusilko, Secretary; Don Housley, R.F. Mitall and Associates, Consultant
3. **APPROVAL OF MINUTES**: Regular meeting held on March 17, 2016.

It was moved by **Ramage** and seconded by **Robinson** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting of March 17, 2016.

4. **OLD BUSINESS**:

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

The applicant requested their application remained tabled, since they are still making modifications to their site plan.

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

Mike stated that possibly the goal in the 2000 comp plan was to slow down commercial growth in that area. He feels that we should look at this as a rezoning request and not a zone correction. Robinson stated the original intent of the Washington Pike corridor was to be a mixed use area, consisting of commercial, business, and residential zonings. Ramage mentioned waiting until there is a reason for rezoning the area to commercial to help determine if that zoning is appropriate. The applicant, Lawrence Rosi, was representing the whole parcel, which is about 7 acres, at the meeting. Pat Cooper from Gateway Engineers (here for Scalo rezoning request below in item 5.D) had a large drawing of the Future Land Use Map in the Comprehensive Plan, which showed the Rosi property within the planned commercial area. He said it would make sense for that property to be zoned commercial and explained how the planners had envisioned it being commercial in the future. Ramage said it does not sound like a good idea when looking at the traffic because Washington Pike is already a heavily congested road.

Robinson moved to recommend approval of the rezoning and Ramage seconded that motion. Discussion followed concerning the permitted uses in the C-1, C-2, and B-1 zoning. Gary Fromholzer and Frank Deluca

from Freedom Drive South voiced some concerns on the type of business that will be allowed in the area. Garvin mentioned there is a legal concept called spot zoning that would apply to this application, which means there will be a very small area zoned C-1 when the surrounding areas have different zonings. It will be something the Board of Commissioners will have to discuss.

It was moved by **Robinson** and seconded by **Ramage** with the motion passing by a vote of 2 to 1 to **approve** the rezoning request by Graham/Rosi/Briselli for properties at 3122 thru 3132 Washington Pike. A roll call vote was taken:

ROBINSON: AYE
RAMAGE: AYE
IAGNEMMA: NAY
KAINE: ABSENT
UHRLIN: ABSENT

5. **NEW BUSINESS:**

A. Review and discuss F-06-16 Pinnacle Pointe Plan No. 2, Final Major Subdivision Plan, Old Oakdale Road, Zoned R-2.

Don Housley led the discussion with the R.F. Mitall updated letter dated 4/21/16. The applicant is requesting a waiver for the location of the concrete monuments along the street right-of-way. Street lights are placed by lot 225 and lot 216-217. Another light will be placed by lot 220. Construction details on emergency access road were discussed. The emergency access road will eventually connect to the Treveskyn Park area. It will be paved, gated, and about 14 feet wide.

It was moved by **Ramage** and seconded by **Robinson** with all members present voting **AYE** to **approve** F-06-16 Pinnacle Pointe Plan No. 2, Final Major Subdivision Plan, Old Oakdale Road, Zoned R-2, subject to the resolution of the items described in the updated engineer's review letter dated 4/21/16 and in previous engineer letters and approvals.

B. Review and discuss F-07-16 Pinnacle Pointe Plan No. 3, Final Major Subdivision Plan, Old Oakdale Road, Zoned R-2.

Don Housley is recommending a few more survey monuments so that there is a total of four. Currently the plan shows lights being at lot 316-317, lot 324-325, and lot 224-225. Robinson recommended having another light in the middle of the cul-de-sac. There is not an additional buffer boundary on Phase 3 other than the existing trees.

It was moved by **Ramage** and seconded by **Robinson** with all members present voting **AYE** to **approve** F-07-16 Pinnacle Pointe Plan No. 3, Final Major Subdivision Plan, Old Oakdale Road, Zoned R-2 subject to the resolution of the items described in the engineer's updated review letter dated 4/21/16 in addition to the conditions being met of the prior approvals remaining unchanged and with the additional street light and monuments that were discussed at this meeting.

C. Review and discuss SP-01-16 Multipurpose Fields – Boy’s Home Park, Seminary Road, Zoned CD-1.

J.T. Sauer went through an overview of the plan. This property is an existing farm field with mild slopes. It is large enough for three large NCAA sized soccer fields and two parking lots with overflow parking. The fields can be used for football, soccer, and lacrosse. Some expansion can be done to include a concession stand, bathrooms, pavilions, and playgrounds. Carl Helbling and Chris Strittmatter were representing the soccer association at this meeting. They suggested turf fields due to the wear and tear that the fields will endure. There was discussion about the ability to shift the fields periodically to decrease the wear and tear near the goals. The walkways around the field will allow shifting each field no more than 11 feet in any direction. Taking the cul-de-sacs out could make more room for extra parking spaces. The parking lots can hold about 100 cars. There will be a fence along the road to protect the families and discourage parking along the side of the road.

Don presented a survey of the area and went over some topics in his review. Site lighting was discussed but none is currently proposed. Trash cans will be on site, as well as one dumpster. Stormwater report details will be provided for additional review. Traffic control signs and a park entrance sign will be included. Utility lines will be installed within the right-of-ways.

It was moved by **Robinson** and seconded by **Ramage** with all members present voting **AYE** to **approve** SP-01-16 Multipurpose Fields – Boy’s Home Park, Seminary Road, Zoned CD-1 subject to the R.F. Mitall associates letter dated 4/14/16 and successful resolution of any open items in that letter.

D. Rezoning request by Burns & Scalo for properties at the entrance of the Bursca Business Park, Washington Pike, Zoned B-1 and R-2.

The two parcels are being considered for a C-2 zoning, which will be a continuation of the surrounding C-2 zoned parcel. Burns & Scalo is doing preliminary studies on the parcels. They are thinking about a 10,000 square foot retail strip at that location. The buffer area will be part of the new parking lot. The area of the buffer which will need some grading is currently zoned R-2. A follow up will need to be done concerning the buffer and previous removal of trees.

It was moved by **Iagnemma** with all members present voting **AYE** to **table** the Rezoning request by Burns & Scalo for properties at the entrance of the Bursca Business Park, Washington Pike, Zoned B-1 and R-2.

E. Preapplication presentation for possible church on Sygan Road (conditional use approval required).

The lots are zoned R-2 so a church is a conditional use. The applicants are planning to build on lot 10. The surrounding lots do not have the required frontage of 95 ft. The applicants will need 175 ft. of frontage according to the ordinance. They have an option to buy lots 2 and 3 to expand the frontage of lot 10.

6. OPEN DISCUSSIONS

None.

7. **ADJOURNMENT:**

It was moved by **Iagnemma** with all members voting **AYE** to adjourn the meeting at approximately 10 p.m.

Mike Benton, P.E., Township Engineer

Date: _____

Tom Iagnemma, Chairman

Date: _____