



## **Meeting Minutes**

### **June 16, 2016**

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:04 p.m.
2. **ROLL CALL:**
  - PRESENT: KAINE, IAGNEMMA, ROBINSON, RAMAGE
  - ABSENT: UHRLLEN
  - 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 May 19, 2016.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting of May 19, 2016.

4. **OLD BUSINESS:**

None

5. **NEW BUSINESS:**

- A. **Rezoning Request by Intercare Properties, Hickory Grade Road, Zoned R-2. Referred to Planning Commission by Board of Commissioners for review and recommendation.**

Dr. Alan Axelson requested Lot 2 of the subdivided property on 331-337 Hickory Grade Road be rezoned to B-1. Abele Business Park, which is zoned B-1, is adjacent to this lot and abuts it for about 200 feet. Tom mentioned doing an in-depth analysis on the traffic before expanding the B-1 zoning in this area, since the township is not sure what will be constructed on that lot. Pat Cooper from Gateway Engineers said he talked to Dr. Axelson about the 10 acre property and possibly putting a road through the lot. Joel Robinson said he would rather see the application tabled until the applicant can discuss it directly with the Planning Commission.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** the rezoning request by Intercare Properties, Hickory Grade Road, Zoned R-2 to B-1.

- B. **Review and discuss PP-02-16 Hastings Preliminary Master Plan, Mayview Road, Zoned ND – Neighborhood Design District.**

Anthony Faranda-Dietrich from Charter Homes asked for the Planning Commission to table the application so they can work through the engineering comments and issues with the plan. Pat Cooper from Gateway Engineers asked about the road alignment to Park Dr. and how they would finalize that realignment. Don mentioned that there are some issues with large trucks making the turn into the development, so changes will need to be made to accommodate the commercial traffic. Anthony explained to the Planning Commission that there are three empty lots for future commercial uses in Phase 1. If the commercial users of those lots plan to generate more traffic than predicted, a new traffic study will have to be done at that time. Mike wanted to know if the applicant has indicated the core area on the plans, which should include any commercial lots.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **table** PP-02-16 Hastings Preliminary Master Plan, Mayview Road, Zoned ND – Neighborhood Design District at the request of the developer.

**C. Review and discuss new draft Oil and Gas Well Ordinance as referred from Board of Commissioners.**

Bob Garvin explained that the new ordinance is almost identical to what the commissioners adopted last year but it was not procedurally adopted correctly, causing it to be back at the Planning Commission now. The documents contained red lines with changes from the commissioners' level but nothing too large to require the planning commission to change their last decision on the matter. In May 2015 it went through the Planning Commission and it was not recommended. After some discussion, the members decided that they were not ready to vote on the ordinance again until they see a map indicating the new setback requirements and the impact of the potential drilling areas.

It was moved by **Robinson** and seconded by **Ramage** with all members present voting **AYE** to **not make a recommendation** on the new draft Oil and Gas Well Ordinance.

**D. Discuss Open Space Design pros and cons. Consider modifications or eliminating.**

Tom doesn't believe we should eliminate the Open Space Design but rather make some modifications so that developers must have useable open space. Don believes that the township should create an amendment to the ordinance containing a better definition of what is useable land and what it should be used for. The slope of the land and the percentage of useable open space in relation to the amount to houses will also need to be addressed. Tom mentioned that the area should be flat to accommodate sport fields. Mike mentioned that the Open Space Design could be one of the first sections to be reviewed in an overall code review discussed below.

**6. OPEN DISCUSSIONS**

**A. Township Code – review of entire book – any recommendations as to process from Planning Commission.**

The planning commission would like the township to present them with any recommended changes to zoning sections 215 and 240 of the code book.

**B. Newbury Sign Master Plan – possible revision for marquee sign location change.**

Newbury is proposing to add a one-way road into the development. The marquee sign will have to be moved into the small parking lot near the entrance, taking up two parking spaces. Eric Newhouse will have to write a letter to the Board of Commissioners requesting a modification to their master plan. They will also have to submit for a revision to the site plan for the road to be constructed.

**7. ADJOURNMENT:**

It was moved by **Kaine** and seconded by **Ramage** with all members voting **AYE** to adjourn the meeting at approximately 8:24 p.m.

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Mike Benton, P.E., Township Engineer

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Tom Iagnemma, Chairman

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

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