



Meeting Minutes

January 31, 2019

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7 p.m.
2. **ROLL CALL:**
 - PRESENT: IAGNEMMA, KAINE, ROBINSON, RAMAGE, HERNDON
 - ABSENT: None
 - ALSO PRESENT: Don Housley, P.L.S, Mitall Division of KU Resources; Bob Garvin, Township Solicitor; Shannen Rusilko, Secretary

3. **APPROVAL OF MINUTES:** Regular meeting held on December 6, 2018.

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 on December 6, 2018.

4. **OLD BUSINESS:**
 - A. **Review and discuss SP-03-17 Bursca Site Redevelopment, Site Plan, Washington Pike, Zoned C-2 – to remain tabled.**

No additional information was received, so the application will remain tabled.

5. **NEW BUSINESS:**
 - A. **Review and discuss F-11-18 Grosick Consolidation Plan, Final Minor Subdivision, 17 Vista Street, Zoned R-3.**

The purpose of the plan is to combine parcels 491-H-5 and 491-H-6 for a combined acreage of 0.8566. The applicant is asking for a waiver to the concrete monument requirement since they have iron pins in place.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to **approve** F-11-18 Grosick Consolidation Plan, Final Minor Subdivision, 17 Vista Street, Zoned R-3 in accordance with the Mitall Division of KU Resources review letter dated December 13, 2018 and the waiver of concrete monuments.

- B. **Review and discuss F-12-18 Kosky Subdivision and Consolidation, Final Minor Subdivision, Old Oakdale Road, Zoned R-2.**

The purpose of the plan is to subdivide parcels 325-F-4 and 325-F-5 to create one additional parcel. The applicant is asking for a waiver to the concrete monument requirement since they have iron pins in place.

It was moved by **Robinson** and seconded by **Herndon** with all members present voting **AYE** to **approve** F-12-18 Kosky Subdivision and Consolidation, Final Minor Subdivision, Old Oakdale Road, Zoned R-2 subject to the Mitall of KU Resources review letter dated December 19, 2018 and the waiver of concrete monuments.

C. Review and discuss F-13-18 Radinick Plan No. 3, Minor Subdivision, Battle Ridge Road, Zoned R-1.

Keystone 76 Development, LLC, the applicant, proposes a subdivision of two existing parcels into 3 new parcels. The two existing parcels are identified as 489-L-10 and 488-D-2. This subdivision must be approved before Lafayette Meadow. Dick Herrington, Chris Hoke, and Pat Cooper summarized the reasoning behind the subdivision. Parcel A will be used for the development of Lafayette Meadow. The Radinick's will keep parcel B and C. Revisions need to be made to parcel B and C, so the applicant is requesting for it to be tabled.

It was moved by **Ramage** and seconded by **Robinson** with all members present voting **AYE** to **table** F-13-18 Radinick Plan No. 3, Minor Subdivision, Battle Ridge Road, Zoned R-1.

D. Review and discuss PP-01-18, CU-05-18, F-10-18 Lafayette Meadow Master Plan, Preliminary/Conditional Use/Final Major Subdivision Plan, Battle Ridge Road, Zoned R-1.

The development is proposed on parcel 489-L-10. The current plans show 104 single-family lots and has open space accounting for 40% of the property. The developer can add up to 19 more homes using current R-1 zoning ordinances. The plan will consist of homes built by Ryan Homes and Heartland Homes. Pat Cooper said the open space design will create a development with less infrastructure and more open land that can be used for walking trails. There will also be an access road created to the Sterling Ridge stormwater pond since it currently does not have one. There was discussion on the types of entrances that are preferred. A combined entrance and exit is preferred for security reasons. There is approximately 400 feet between the Walnut Ridge entrance and this proposed entrance. Don reviewed some of the requested modifications, which include sidewalk placement, slopes, and street design. There was discussion on traffic calming devices to control speeding and fencing around the stormwater ponds. The township is asking for a condition to be placed on the plan that all surveys must show the neighboring houses and the distances between each structure. Tom recommended a review of the buffer area between this open space plan and the surrounding R-1 zoned properties. Pat Cooper asked for the plan to be tabled since they are still making revisions.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** PP-01-18, CU-05-18, F-10-18 Lafayette Meadow Master Plan, Preliminary/Conditional Use/Final Major Subdivision Plan, Battle Ridge Road, Zoned R-1.

E. Review and discuss PP-02-18 and SP-09-18 Hickory Grade Road Office Building, Preliminary/Final Land Development Plan, Hickory Grade Road, Zoned B-1.

Don went through his review letter. The traffic report was not received by the Township or the traffic engineer in time for a review of the development. Mike Haberman, the traffic engineer, requested for the plan to be tabled due to possible traffic issues from further development in this area.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** PP-02-18 and SP-09-18 Hickory Grade Road Office Building, Preliminary/Final Land Development Plan, Hickory Grade Road, Zoned B-1.

6. ACCEPTANCE OF NEW APPLICATIONS

A plan was submitted for a proposed communications antenna on top of the GetGo on Washington Pike. The applicant did not submit an agent authorization form or a copy of the lease agreement between the owner of the property, Matt Skittle, and his tenant, GetGo. The plan will not be accepted at this month's meeting since no documentation was received.

7. OPEN DISCUSSIONS

8. ADJOURNMENT:

It was moved by **Kaine** and seconded by **Robinson** by with all members present voting **AYE** to adjourn the meeting at approximately 9:35 p.m.

John Barrett, Township Manager
Date: _____

Tom Iagnemma, Chairman
Date: _____