



## **Meeting Minutes**

### **May 30, 2019**

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:00 p.m.
2. **ROLL CALL:**
  - PRESENT: IAGNEMMA, KAINE, RAMAGE
  - ABSENT: ROBINSON, HERNDON
  - ALSO PRESENT: Don Housley, P.L.S, Mitall Division of KU Resources; David DelGreco, Township Solicitor; Shannen McKahan, Secretary
3. **APPROVAL OF MINUTES:** Regular meeting held on April 25, 2019.

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 on April 25, 2019.

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.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to **table** SP-03-17 Bursca Site Redevelopment, Site Plan, Washington Pike, Zoned C-2.

- B. **Review and discuss SP-01-19 OKW Enclosures Parking Lot Addition, Site Plan, 3000 Old Pond Road, Zoned B-1.**

The plan was updated to show the existing landscaping and the proposed landscaping. Several evergreen trees will remain for screening near the side of the building. Seven additional trees are proposed per the Township ordinance. Tom asked if the applicant could plant evergreen trees in place of the deciduous trees, which is what the current ordinance is requiring. He is concerned there will be less screening when viewing the building from the roadway. A guide rail will be placed along the side of the drive lane because of the steep slope leading to the stormwater basin. The drive lane was widened in the middle to allow more space for two cars to pass on the lane.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** SP-01-19 OKW Enclosures Parking Lot Addition, Site Plan, 3000 Old Pond Road, Zoned B-1 subject to the Mitall Division of KU Resources review letter dated March 25, 2019, adding a few more evergreen trees in between the deciduous trees, and contingent upon approval from the Zoning Hearing Board for the drive lane width.

**C. Review and discuss F-02-19 Mohawk Battleridge Plan of Lots, Minor Subdivision, Mohawk Road and Battle Ridge Road, Zoned R-2.**

Bill Ball is requesting a front yard setback variance for a 15-foot building line for lot 1. The front yard building set back is currently 35 feet for lot 1 and 2. He has withdrawn his variance request for lot 2 since there is a substantial wait time for a PennDOT approval of the slope and building line change on that lot. Lot 1 is being created after consolidating three lots. Lot 2 will be slightly larger after the subdivision and consolidation.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** F-02-19 Mohawk Battleridge Plan of Lots, Minor Subdivision, Mohawk Road and Battle Ridge Road, Zoned R-2 subject to the Mitall Division of KU Resources review letter dated May 14, 2019 and the variance approval from the Zoning Hearing Board for the front yard setback.

**5. NEW BUSINESS:**

**A. Review and discuss F-04-19 Manni Subdivision Plan, Minor Subdivision, First Avenue & Pine Alley, Zoned R-4.**

Felix Manni owns parcels 324-D-68, 324-D-20, and 324-D-19 on First Avenue. Currently there is a private access road, owned by Felix Manni, in between 681 and 677 First Alley that connects to Pine Alley. He wants the Township to take ownership of Manni Way. The plan also readjusts a few lot lines that benefit the owner.

It was moved by **Kaine** and seconded by **Ramage** with all members present voting **AYE** to **approve** F-04-19 Manni Subdivision Plan, Minor Subdivision, First Avenue & Pine Alley, Zoned R-4.

**B. Review and discuss CU-03-19 Clovequip, Conditional Use Plan, 1889/1899 Mayview Road, Zoned I-P.**

The applicant is proposing truck and heavy equipment rental, sales, and services. The prior occupants had a similar use. The equipment rental aspect requires the plan to be a conditional use. The equipment storage area is partially screened and is behind a few existing buildings. The building is approximately 46,000 square feet with They do have enough parking since a large portion of the building is warehouse space.

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to **approve** CU-03-19 Clovequip, Conditional Use Plan, 1889/1899 Mayview Road, Zoned I-P subject to the Mitall Division of KU Resources review letter dated May 16, 2019.

**6. ACCEPTANCE OF NEW APPLICATIONS**

No new applications were submitted.

**7. OPEN DISCUSSIONS**

New construction standard details will be sent out to the Planning Commission for review and editing at the next meeting.

Jack Ramage resigned from the Planning Commission due to moving out of the Township.

**8. ADJOURNMENT:**

It was moved by **Ramage** and seconded by **Kaine** with all members present voting **AYE** to adjourn the meeting at approximately 8:20 p.m.

\_\_\_\_\_  
John Barrett, Township Manager

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

\_\_\_\_\_  
Tom Iagnemma, Chairman

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