



**Meeting Minutes**  
**July 25, 2019**

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:07 p.m.

2. **ROLL CALL:**

- PRESENT: IAGNEMMA, KAINE, ROBINSON, HERNDON
- ABSENT:
- ALSO PRESENT: Don Housley, P.L.S, Mitall Division of KU Resources; Bob Garvin, Township Solicitor; Shannen McKahan, Secretary

3. **APPROVAL OF MINUTES:** Regular meeting held on May 30, 2019.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting on May 30, 2019.

4. **OLD BUSINESS:**

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

Don suggested this application be denied at the next Planning Commission meeting if no new materials are presented for review. Joseph Galbraith, Gateway Engineers, agreed to let Pat Cooper know.

5. **NEW BUSINESS:**

- A. **Review and discuss F-06-19 Kosky Consolidation Plan, Minor Subdivision Plan, 511 Millers Run Road, Zoned C-1.**

There is an existing commercial building on this lot. John Kosky is consolidating the 2 lots and providing a Right-of-Way for Central Avenue. Two existing storm sewers will need easements shown on the plan.

It was moved by **Robinson** and seconded by **Herndon** with all members present voting **AYE** to **approve** F-06-19 Kosky Consolidation Plan, Minor Subdivision Plan, 511 Millers Run Road, Zoned C-1.

- B. **Review and discuss SP-04-19 Bella Sera Restaurant, Site Plan, 511 Millers Run Road, Zoned C-1.**

Giuseppe Di Gristina, Bella Sera, will be the owner and partner on the venture. He is proposing a casual upscale Italian restaurant that can seat about 50 people. He will not apply for a liquor license or serve lunch in the beginning. He will evaluate business needs and consider serving alcohol or lunch in the future. There will be a one-way entrance with angled parking and a one-way exit. PennDOT met with the applicant and

approved the location of the parking spaces in their right-of-way. They asked for there to be a barrier or a curb between the parking spaces and Millers Run Road. A Highway Occupancy Permit will need to be approved. The property owner will need to apply for permission to discharge storm water into the state's system. A grading permit will be required, and the retaining wall will be engineered. The site has enough parking per the size of the building. The entrance and exit will be paved up to the parking spaces. A waiver is being requested on the sidewalk requirement and a modification is being requested to allow reclaimed asphalt in the parking areas.

It was moved by **Kaine** and seconded by **Robinson** with all members present voting **AYE** to **approve** SP-04-19 Bella Sera Restaurant, Site Plan, 511 Millers Run Road, Zoned C-1 in accordance with the Mitall Division of KU Resources review letter dated July 16, 2019. The waivers/modifications to the sidewalk and asphalt millings in the parking lot are also approved.

**C. Review and discuss F-05-19 Hastings Phase 2, Major Subdivision/Land Development Plan, Mayview Road, Zoned ND.**

Anthony Faranda-Dietrich presented the plan for phase 2 and the changes that were made from the original plan. The master plan was approved having a phase 1 and 2. The plan will now have three phases. There was discussion on the amount of commercial use that has been approved and is currently being built. Phase 2 will have single family dwellings, townhouse units, and two new models that will have 8 units. They are proposing 45 single-family homes and 55 townhouse units. There are 3 less single-family homes and 17 more townhomes compared to the original master plan. All Planning Commission members had concerns about the density increase for phase 2 due to the overall increase of homes and the addition of two 8-unit townhomes. There are extra off-street and on-street parking spaces throughout phase 2. They are requesting 7 modifications to phase 2, related to sidewalks, rear yard setbacks, landscaping, and k-values. Anthony agreed to perform additional test bores through phase 2 and 3 since old foundations are still located in this area. Joel had concerns about the traffic flow inside the site.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **deny** F-05-19 Hastings Phase 2, Major Subdivision/Land Development Plan, Mayview Road, Zoned ND due to the increase in density from the master plan.

**6. ACCEPTANCE OF NEW APPLICATIONS**

- A.** Accept F-07-19 Newbury Plan of Lots 16<sup>th</sup> Revision, Minor Subdivision, Celebration Circle, Zoned PED.
- B.** Accept SP-03-19 Xtreme Car and Truck Addition, Land Development Site Plan, 150 Millers Run Road, Zoned C-2.
- C.** Accept SP-05-19 Gladden Treatment Plant, Land Development Site Plan, Parks Road, Zoned C-2.
- D.** Accept SP-06-19 & F-08-19 Colussy Chevrolet Addition, Consolidation and Land Development Site Plan, 3075 & 3089 Washington Pike, Zoned C-2.
- E.** Accept F-09-19 Cuddy Partners Plan No. 2, Minor Subdivision Plan, Millers Run Road, Zoned PED.

- F. Accept CU-04-19 Former Campbells Airport Site, Conditional Use, 700 Millers Run Road, Zoned PED for review and recommendation to the Township Engineer and forwarding to the Board of Commissioners to hold a public hearing.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **accept** all applications.

7. **OPEN DISCUSSIONS**

- A. Review and discuss updated Township Standard Details.

New Township construction standards are being reviewed and revised for approval by the Board of Commissioners by the end of the year.

Joel Robinson resigned from the Planning Commission since he is moving out of the township.

8. **ADJOURNMENT:**

It was moved by **Robinson** and seconded by **Herndon** with all members present voting **AYE** to adjourn the meeting at approximately 9:10 p.m.

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John Barrett, Township Manager  
Date: \_\_\_\_\_

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Tom Iagnemma, Chairman  
Date: \_\_\_\_\_