

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, January 14, 2008

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:15 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Joel Dennison, Michael Hansen, John Lombardo, Shannon Miller-Yeakel, and Garrin Welter. Also present were Scott Anderson, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were two visitors present.

PLEDGE OF ALLEGIANCE

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Hanson to approve the minutes of the December 10, 2007 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

REORGANIZATION OF THE PLANNING COMMISSION FOR 2008

Motion was made by Mr. Hanson and seconded by Mr. Dennison to nominate Pasquale Avolio as Chair of the Planning Commission for 2008. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Ms. Miller-Yeakel to nominate Michael Hanson as Vice-Chair of the Planning Commission for 2008. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to nominate John Lombardo as Secretary of the Planning Commission for 2008. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to set the times and dates for the 2008 Planning Commission meetings for the second Monday of each month at 7:00 p.m., with an agenda session beginning at 6:30 p.m. The aye vote on the motion was unanimous. Motion carried.

LANGDON FARMS – REVISED SUBDIVISION PLAN

Mr. Anderson explained that the Langdon Farms, Lots 12 & 13 Revised Subdivision Plan will simply change the dividing line between those lots.

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LANGDON FARMS – REVISED SUBDIVISION PLAN (Continued)

Motion was made by Mr. Hanson and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, preliminary and final approval of the Langdon Farms, Lots 12 & 13 Revised Subdivision Plan pursuant to Drawing RC-1, dated December 14, 2007 and prepared by Sperdute Land Surveying, conditioned on corrections to the endorsements with reference to The Village at Pine. The aye vote on the motion was unanimous. Motion carried.

CAVANAUGH LAND DEVELOPMENT PLAN – Informal Review

Mr. Anderson reported that the Cavanaugh Revised Land Development Plan is proposed for the property where Wexford Feed is currently located at the corner of Route 910 and Church Road. He advised a house on the property has recently been removed, but the barn remains. He noted that the property is in both the “C-1” Zoning District and the Traditional Village Overlay District and the proposal is a permitted use in these districts. Mr. Anderson noted that the engineer has not yet reviewed the plan as it has been submitted for informal review.

Mr. Pat Cavanaugh introduced himself as the property owner and Scott Kurtz as the project architect. He explained that he is proposing a deli/country store in the existing barn and they are seeking a concept review that evening.

Mr. Kurtz stated that they will remodel the front of the barn with glass. He questioned if the glazing required for the other sides could be located higher, where the shelving and deli-prep would be located. He explained that the existing floor is not in good shape, so the floor will be elevated several feet to also provide for a better storage area in the basement. He stated that they could then add glazing to the basement area. Mr. Kurtz pointed out that the ordinance requires the planting of trees every thirty feet, which will block the building. He questioned if those trees could be relocated on the property. Mr. Kurtz stated that the existing directional sign obstructs the view of the building. He questioned if it would be possible to have it moved. Mr. Kurtz advised they are considering a small additional building on the property in the future for a similar type use.

Mr. Dennison explained that when there is sufficient justification for a waiver to glazing requirements, based on use or design, other opportunities for the glazing can be considered. He suggested adding glazing to the Route 910 elevation. Mr. Dennison advised that the Planning Commission is consistent in requiring adherence to the landscape requirements, but the applicant could consider a species of tree that would lessen the screening of the building. Mr. Dennison questioned if seating would be provided in the deli.

Mr. Cavanaugh replied that there would be no indoor seating, although picnic tables may be provided outside.

Mr. Hanson complimented the building elevations. He stated that his only concern is that the parking appears to be crowded.

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CAVANAUGH LAND DEVELOPMENT PLAN – Informal Review (Continued)

Mr. Welter advised that pedestrian access from the sidewalks should be considered. He then questioned the intent for the future building.

Mr. Cavanaugh surmised that it could be a day spa or something to compliment the store.

Mr. Lombardo explained that the town center was designed for walking. He suggested that the future building be L-shaped and relocated towards the intersection to provide for the best location. Mr. Lombardo stated that the directional sign is PENNDOT's and relocation would be at their discretion.

Ms. Miller-Yeakel asked if the future building would coordinate with the barn and Mr. Kurtz replied that it would. Ms. Miller-Yeakel also suggested that the future building be relocated so parking would be located in the back.

Mr. Avolio recommended relocating the service area to the shelving area to provide for better flow. He suggested a master plan be submitted, to indicate the future building. He stated that ordinance does provide for a certain amount of flexibility on tree planting area. Mr. Avolio then suggested moving the future building to the corner, so parking is not along Route 910.

Mr. Cavanaugh stated that the second building is only an option.

Mr. Dennison requested that a material board be provided with their submission.

Mr. Avolio requested that pictures of the existing building be submitted. He noted there is an existing non-compliance with the setback and the applicant should maintain as much of the existing conditions as possible.

Mr. Welter questioned if a traffic signal is anticipated at Route 910 and Church Road and Mr. Anderson stated that it is not foreseeable at this time.

Mr. Cavanaugh questioned if there are property maintenance provisions in the Code and Mr. Anderson replied there are not at this time.

Mr. Cavanaugh questioned if there is use of the Route 910 sidewalk.

Mr. Avolio explained that it does not get much use at this time but has much potential with additional redevelopment and when The Village at Pine is completed.

LAND DEVELOPMENT AND ZONING ORDINANCE REVIEW COMMITTEE

Mr. Anderson explained that the Board has suggested that some of the requirements of land development and zoning ordinances be reviewed for possible revision and therefore are asking for two members of the Planning Commission to serve on that committee.

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LAND DEVELOPMENT AND ZONING ORDINANCE REVIEW COMMITTEE (Continued)

Mr. Avolio, Mr. Hanson, and Ms. Miller-Yeakel offered to serve and Mr. Lombardo offered to serve as an alternate. They agreed that this arrangement would provide for flexibility. Mr. Lombardo stated that he may attend all the meetings, but will not participate unless needed.

Mr. Avolio asked that the Board be questioned on the number of meetings anticipated.

IMPACT FEE ADVISORY COMMITTEE

Mr. Anderson explained the Board has approved the formation of an Impact Fee Advisory Committee, and typically this committee is comprised of all members of the Planning Commission plus four additional representatives to be appointed by the Board. Mr. Anderson explained that the legislation which permits the collection of impact fees requires that projects be completed within three years of the project date contained in the Capital Improvements Plan. Mr. Anderson advised that the committee will update the previous study to reflect the parcels that have been developed, review projections for remaining vacant land, review and update the Capital Improvements Plan, and update the traffic impact fee amount.

Mr. Avolio suggested that the members meet the same night of the Planning Commission meetings, if possible.

Mr. Anderson noted that according to the Township Charter, advertisement will be placed for the four additional members.

WALGREEN'S SUBDIVISION - RIGHT-OF-WAY PLAN

Mr. Anderson explained that Walgreen's is donating property to the Township, who will in turn donate it to PENNDOT, for widening of North Chapel Drive to enable Walgreen's to obtain their Highway Occupancy Permit. He added that the proposed subdivision will create the right-of-way for this widening.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary and final approval of the Walgreen's Subdivision Right-of-Way plan pursuant to a drawing dated March 26, 2006, conditioned upon: 1) Engineer review. 2) Staff review. As there was not consensus, a roll call vote was taken with Mr. Dennison voting aye, Mr. Hanson voting aye, Mr. Welter voting aye, Mr. Avolio abstained, Mr. Lombardo voting aye, and Ms. Miller-Yeakel voting aye. Motion carried.

ADJOURNMENT

Motion was made by Mr. Welter and seconded by Ms. Miller-Yeakel to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 8:15 p.m.