

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, February 11, 2008

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; 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, Soule ret Engineering, Inc.

There were three visitors present.

PLEDGE OF ALLEGIANCE

MINUTES

Mr. Lombardo noted that under the Walgreen's Subdivision review in the January 14, 2008 minutes, Mr. Avolio abstained, rather than voting nay.

Motion was made by Mr. Lombardo and seconded by Mr. Hanson to approve the minutes of the January 14, 2008 Planning Commission meeting with the above noted correction. The aye vote on the motion was unanimous. Motion carried.

REVISED M.A.J. PLAN OF LOTS – SUBDIVISION PLAN

Mr. Anderson explained that the M.A.J. Plan of Lots Subdivision Plan will create two lots from one. He noted that no construction or improvements are proposed.

Mr. McClelland referred to the February 1, 2008 letter of review and noted that as currently shown, the subdivision will create a landlocked parcel.

Mr. Anderson explained how this could be corrected.

Mr. Bill James stated he is the property owner and the purpose of the subdivision is to sell one of the lots created by this subdivision to the adjacent property owner. He stated he would have the plan revised and resubmitted for the March Planning Commission meeting.

Motion was made by Mr. Hansen and seconded by Mr. Welter to table review of the Revised M.A.J. Plan of Lots Subdivision Plan. The aye vote on the motion was unanimous. Motion carried.

HUNTINGDON BANK – REVISED LAND DEVELOPMENT PLAN

Mr. Anderson explained that the Huntingdon Bank Land Development Plan has been revised to move the building further from Route 19, provide for additional stacking in the drive-

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

January 14, 2008

Page 2

HUNTINGDON BANK – REVISED LAND DEVELOPMENT PLAN (Continued)

thru lanes, and relocates a parking area due to safety concerns. Mr. Anderson noted that the glazing percentages have been added to the revised plan.

Mr. McClelland stated that an engineering review had not been completed since the proposed revisions are mostly aesthetic.

Mr. Hansen noted that the revised plan does not indicate the required sidewalk from the Route 19 sidewalk.

Mr. Anderson stated that any approval should require that all former conditions of approval remain applicable.

Mr. Milan Liptak agreed that all prior conditions are acceptable and then highlighted the plan revisions.

Mr. Anderson suggested a better location for the sidewalk to access the front entrance, which Mr. Liptak agreed to indicate on the revised plan.

Mr. Hansen questioned if the air conditioning units facing Route 19 would be adequately screened.

Mr. Liptak explained that the area will be screened with a brick wall and landscaping.

Mr. Welter questioned if The Village of Pine land developments also required the approval of the plan developer.

Mr. Anderson explained that although this applicant is acting on behalf of the property owner, The Village at Pine, verification of the owner's approval could be requested.

Ms. Miller-Yeakel questioned the dumpster location.

Mr. Liptak explained the bank's policy of placing their shredded paper into a locked box which is emptied by a contracted records destruction company. Therefore, a typical trash enclosure may not be needed. He offered to supply details of the bank's policy on trash removal.

Mr. Anderson stated that due to Code requirements, an enclosure may still be required.

Mr. Lombardo stated that any provision for trash removal should be screened from public view.

Mr. Anderson expressed his intent to work with the applicant to assure screening.

HUNTINGDON BANK – REVISED LAND DEVELOPMENT PLAN (Continued)

Mr. Avolio added that verification of the land owner will be necessary for the shared parking.

Motion was made by Mr. Lombardo and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, preliminary and final approval of the Huntingdon Bank Revised Land Development Plan pursuant to the Revised Site Plan drawn January 21, 2008, Drawing A-1, drawn January 22, 2008, Drawing A3 drawn January 21, 2008, and Drawing A4 drawn January 21, 2008, all drawn by Milan Liptak, Architect, with the following conditions: 1) All prior conditions of approval remain applicable. 2) Building materials and colors to remain as originally approved. 3) Dumpster location to be approved by staff and to provide for required screening and provisions for recycling. 4) Landowners consent to be provided in writing. 5) Parking revisions approved as revised. 6) Pedestrian access to be revised and presented for staff approval. The aye vote on the motion was unanimous. Motion carried.

Mr. Liptak asked that a copy of the meeting minutes be provided to him.

ADJOURNMENT

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

The meeting adjourned at 7:40 p.m.