

THESE MINUTES ARE CONSIDERED UNOFFICIAL UNTIL APPROVAL AT THE NEXT MEETING.
MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, November 10, 2008

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:10 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; R. Jeffrey McGeary; Shannon Miller-Yeakel; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Enforcement and Land Development; and Tim McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were approximately ten visitors present.

Mr. Avolio explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

PLEDGE OF ALLEGIANCE

ACKNOWLEDGEMENT OF JOHN LOMBARDO

Mr. Avolio presented John Lombardo with a gift of appreciation for his 15 years of service to the Township as a Planning Commission member.

Mr. Lombardo expressed his gratitude for the opportunity to offer his service to the Township.

MINUTES

Motion was made by Mr. Hansen and seconded by Ms. Miller-Yeakel to approve the minutes of the October 13, 2008 Planning Commission meeting. The aye vote on the motion was unanimous with the abstention of Mr. McGeary who abstained due to his absence at that meeting. Motion carried.

VISTA ESTATES SUBDIVISION

Mr. Kurpakus reported that the Vista Estates Subdivision proposes the relocation of an existing lot line between two existing lots on 14.29 acres at the end of two stubs of Baur Drive.

Mr. McClelland reported that the plan does not meet the Township Code, in part as Parcel B would have no road frontage.

Mr. George Saad, Richland Properties, explained that the 50 foot easement to the North Park Manor plan will provide street connection at the time the lot is developed. He explained that the easement was provided as a courtesy and cannot be dedicated as a public right-of-way at this time.

VISTA ESTATES SUBDIVISION (Continued)

Mr. Avolio stated that a recorded plan would be necessary. He questioned if the stub off Wynstone Drive in North Park Manor was a public road.

Mr. Kurpakus advised that it has been constructed by the developer, but has not been dedicated to the Township.

Mr. Avolio noted that Sheet 1 of the subdivision plan indicates connection of Lots 1 and 2 to North Park Manor. He questioned if the applicant was asking for their approval, while ignoring the engineer's review.

Mr. Saad stated that he felt the engineer's comments would not apply as the proposal only indicates a shifting of the lot line. He stated he will subdivide Parcel 2 when the private drive is made public.

Mr. Lombardo questioned if the radius could be met.

Mr. Saad admitted that an ease of the radius requirement or property condemnation will be necessary.

Mr. Avolio asked that Mr. Kurpakus verify the timing of the dedication of the North Park Manor street as public. He also asked that Mr. Kurpakus consult with the Solicitor to verify if the plan can identify improvements before that dedication. Mr. Avolio also asked that Mr. Kurpakus determine if Parcel 2 has access through North Park Manor on a deed. Mr. Avolio noted that it is Mr. Saad's responsibility to identify any waivers.

Mr. Saad stated he was not requesting any waivers.

Ms. Miller-Yeakel questioned why the Wynstone Drive road stub is private.

Mr. Kurpakus explained that the developers agreement specifies that a percentage of lots must be completed before the developer can request acceptance of the street by the Township.

Motion was made by Mr. McGeary and seconded by Mr. Lombardo to table review of the Vista Estates Subdivision until the December 8, 2008 meeting. The aye vote on the motion was unanimous. Motion carried.

THE VILLAGE AT PINE, PHASE IV

Mr. Kurpakus reminded that The Village at Pine, Phase IV, Planned Residential Development was tabled by the Planning Commission at the October 13, 2008 meeting, due to several issues; in particular, the stormwater detention facility. He reported that revised plans reflect Planning Commission comments of the prior review. He noted the additional landscaping at the bank of the dam and along Route 910, the addition of an entrance feature, and fencing at

THE VILLAGE AT PINE, PHASE IV (Continued)

the top of the slope. Mr. Kurpakus noted that the PENNDOT Highway Occupancy Permit and the Pennsylvania Department of Environmental Resources NPDES Permit remain outstanding. Mr. Kurpakus reported that the developer is requesting that building and occupancy permits may be issued for the residential units in Phase 4A, prior to the completion of the Route 910 access.

Mr. McClelland stated that the engineering review letter of November 10, 2008 was an update of the prior October 8, 2008 letter.

Mr. Avolio questioned if there were any issues which would preclude a Planning Commission approval recommendation.

Mr. McClelland re-iterated that PENNDOT and DEP approvals are outstanding.

Mr. Kurpakus distributed copies of his November 10, 2008 correspondence to Ryan Homes, specifying units to have brick veneer. He noted that the number and location were consistent with Phase III.

Mr. Steve Caprarola, Ryan Homes, stated he had no objection to the requirement.

Mr. David Chavarra, 131 Roscommon Road, questioned if the detention facility and culvert replacement will meet Pennsylvania DEP requirements and Mr. Don Trant, Trant Corporation, replied affirmatively.

Mr. Lombardo commended the placement of fencing on top of the hill, although he requested that it be extended to Lot 403, to which Mr. Trant agreed. Mr. Lombardo then questioned the fence location to the north.

Mr. Trant agreed to extend the fence to the right-of-way line to the north.

Mr. Welter stated he would like to see better protection on the steep slope. He added that he is concerned with safety and appearance and felt additional trees should be provided.

Mr. Avolio questioned if a buffer yard could be required and Mr. Kurpakus felt that may be appropriate.

Mr. Trant noted that the greenway requirement is provided.

Mr. Kurpakus advised that buffer yard requirements exceed greenway requirements.

Mr. Avolio suggested that both be applicable.

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THE VILLAGE AT PINE, PHASE IV (Continued)

Mr. Hansen urged that the Planning Commission consider the entire development when reviewing Phase IV. He expressed his opinion that it does not meet the standards for a plan entrance. He also added his concern with safety. Mr. Hansen stated that the Planning Commission is a recommending body and can advise the Board of Supervisors that the submission does not meet Township standards.

Mr. Welter questioned if the applicant was aware that the area has been used as a hockey rink in prior years.

Mr. Dan Gramc, Goehring Rutter & Boehm, acknowledged that trespassing has occurred.

Mr. Dennison expressed appreciation for the effort and willingness to address Planning Commission comments. He questioned if additional landscaping could be planted at the top of the slope.

Mr. Trant pointed out that it is a rock slope and he felt it would be difficult to grow much successfully.

Mr. Dennison suggested transition landscaping between improved and unimproved areas.

Mr. Trant indicated an area, near the existing tree line, where additional trees will be located. He pointed out that the buffer planting will require trees to the tree line. He indicated other areas on the inside slope of the pond which will be permitted to return to a natural state.

Mr. Gramc referred to the recent legal opinion of the Township's Solicitor that the stormwater facility received approval with the Phase III approval.

Mr. Avolio acknowledged receipt of that legal opinion.

Mr. Gramc pointed out that the existing Village at Pine landscaping exceeds Township requirements and the developer has an economic interest to provide a pleasing entrance. He stated that he had no objections to any Code requirements.

Mr. Avolio suggested that fencing be provided around the detention facility.

Motion was made by Mr. Lombardo and seconded by Ms. Miller-Yeakel to grant final approval of The Village at Pine, Phase IV, Planned Residential Development, with the following conditions: 1) Compliance with the November 10, 2008 engineering review of Lennon Smith Souleret Engineering. 2) Developer's responsibility for liability and maintenance of the stormwater detention facility to be addressed in the developers agreement. 3) Drawing C-102 to be excluded from the approved plans due to a discrepancy in the Master Plan for the Commercial Area. 4) Approval of the developer's request for issuance of building and occupancy permits for 34 units in Phase 4A, prior to the completion of Route 910 improvements. 5) Design drawings

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for Route 910 turning lane improvements and culvert crossing plans and specifications to be submitted separately for review and approval by Township Engineer and staff. 6) The installation of a traffic signal at the intersection of Route 910 and the new site road may be deferred for Phase IV construction and that a post occupancy traffic study shall be required following completion of Phase IV to determine the need for traffic signalization for Phase IV. Traffic signal installation shall be completed within one year of traffic signal warrants being met. 7) Bonding of Route 910 traffic signal required with Phase IV construction. 8) Brick façade to be consistent with Phase III and Township correspondence of November 10, 2008. 9) Major separation buffer required along Route 910 and the disturbed areas, in addition to greenway requirement. 10) Extend fencing from Lot 403 boundary to street right-of-way. 11) Similar safety fencing to be provided at the 100 year flood level along the slope of the inside of the detention pond. 12) Subject to approval of required DEP Permits and PENNDOT Highway Occupancy Permits. 13) Subject to preparation of a Developers Agreement for the project. 13) Pursuant to the following drawing list:

Dwg #	Drawn By	Date Drawn	Latest Revision
Cover	Trant Corporation	02-15-08	11-05-08
C-101	Victor-Wetzel Associates	02-15-08	05-07-08
C-102	Victor-Wetzel Associates	02-15-08	05-07-08
C-103	Victor-Wetzel Associates	02-15-08	05-07-08
C-104	Victor-Wetzel Associates	02-15-08	05-07-08
C-105	Victor-Wetzel Associates	02-15-08	05-07-08
1 of 6	Trant Corporation	02-15-08	11-05-08
2 of 6	Trant Corporation	02-15-08	11-05-08
3 of 6	Trant Corporation	02-15-08	11-05-08
4 of 6	Trant Corporation	02-15-08	11-05-08
5 of 6	Trant Corporation	02-15-08	11-05-08
6 of 6	Trant Corporation	02-15-08	11-05-08
C-201	Trant Corporation	02-15-08	11-05-08
C-202	Trant Corporation	02-15-08	11-05-08
C-203	Trant Corporation	02-15-08	11-05-08
C-204	Trant Corporation	02-15-08	11-05-08
C-205	Trant Corporation	02-15-08	11-05-08
C-206	Trant Corporation	02-15-08	11-05-08
C-207	Trant Corporation	02-15-08	11-05-08
C-208	Trant Corporation	02-15-08	11-05-08
C-209	Trant Corporation	02-15-08	11-05-08
C-301	Trant Corporation	02-15-08	11-05-08
C-302	Trant Corporation	02-15-08	11-05-08
C-303	Trant Corporation	02-15-08	11-05-08
C-304	Trant Corporation	02-15-08	11-05-08
C-305	Trant Corporation	02-15-08	09-29-08
C-306	Trant Corporation	02-15-08	09-29-08
C-307	Trant Corporation	02-15-08	09-29-08
C-308	Trant Corporation	02-15-08	11-05-08
C-401	Trant Corporation	02-15-08	11-05-08

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<u>Dwg #</u>	<u>Drawn By</u>	<u>Date Drawn</u>	<u>Latest Revision</u>
C-402	Trant Corporation	02-15-08	10-08-08
C-403	Trant Corporation	02-15-08	10-08-08
C-404	Trant Corporation	02-15-08	10-08-08
C-405	Trant Corporation	02-15-08	11-05-08
C-406	Trant Corporation	02-15-08	11-05-08
C-407	Trant Corporation	02-15-08	11-05-08
C-408	Trant Corporation	02-15-08	11-05-08
C-409	Trant Corporation	02-15-08	11-05-08
C-410	Trant Corporation	02-15-08	10-08-08
C-501	Trant Corporation	02-15-08	09-29-08
C-502	Trant Corporation	02-15-08	09-29-08
C-503	Trant Corporation	02-15-08	09-29-08
C-504	Trant Corporation	02-15-08	11-05-08
C-601	Trant Corporation	02-15-08	-
C-602	Trant Corporation	02-15-08	09-29-08
C-603	Trant Corporation	02-15-08	-
C-604	Trant Corporation	02-15-08	09-29-08
C-605	Trant Corporation	11-05-08	-
L-101	Victor-Wetzel Associates	02-15-08	05-07-08
L-102	Victor-Wetzel Associates	02-15-08	11-04-08
L-103	Victor-Wetzel Associates	02-15-08	05-07-08
L-104	Victor-Wetzel Associates	02-15-08	11-04-08
P-1	Trant Corporation	11-05-08	-
P-2	Trant Corporation	11-05-08	-
A-1 (10)	NVR	03-02-00	03-15-07
A-1 (5)	NVR	03-02-00	12-23-04
A-1 (2)	NVR	07-03-01	09-14-04
A-1 (2)	Ryan Homes	06-03-05	03-26-07
A-1 (12)	Ryan Homes	05-01-08	-
A-1 (15)	Ryan Homes	04-03-00	10-10-06
A-1 (13)	Ryan Homes	04-29-03	10-10-06
A-1 (11)	Ryan Homes	10-12-99	01-19-05
A-1 (2)	Ryan Homes	-	08-04-05
A-1 (3)	Ryan Homes	-	01-08-05
CPP	Trant Corporation	09-26-08	-

As there was not a consensus, a roll call vote was taken with Mr. Dennison voting nay, Mr. Hansen voting nay, Mr. Welter voting aye, Mr. Avolio voting aye, Mr. Lombardo voting aye, Ms. Miller-Yeakel voting aye, and Mr. McGeary voting aye. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. McGeary to recommend to the Board of Supervisors, a waiver on the intersection grade. As there was not a consensus, a roll call vote was taken with Mr. Dennison voting nay, Mr. Hansen voting nay, Mr. Welter voting

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aye, Mr. Avolio voting aye, Mr. Lombardo voting aye, Ms. Miller-Yeakel voting aye, and Mr. McGearly voting aye. Motion carried.

Mr. Hansen expressed his reasoning that he feels the plan is unsafe.

Mr. Dennison stated he would like to have seen a better effort and he did not see a level of commitment to the pond area.

ATTENDEES

Mr. David Chavarra introduced himself as a Boy Scout Leader for Troop 81 of the Perry Highway Lutheran Church and then introduced three scouts in attendance working toward receiving a community participation badge; Nicholas Chavarra, Mason Nye, and Bradley Lauer.

ADJOURNMENT

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

The meeting adjourned at 8:20 p.m.