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MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, May 11, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by Pat Avolio, Chair.

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

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

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the April 13, 2009 Planning Commission meeting. The aye vote on the motion was unanimous with the exceptions of Ms. Miller-Yeakel, Mr. Hansen, and Mr. Avolio, who all abstained due to their absence at that meeting. Motion carried.

FRONTIERS PLAN OF LOTS

Mr. Kurpakus reported that the Frontiers Plan of Lots subdivides the existing lot with two commercial buildings into two lots, each with a structure. He pointed out that the subdivision will be a modification to the Treesdale West Grove Planned Residential Development.

Mr. Howard McIlvried, McIlvried, Didiano & Mox, was present to represent Fish & Game Frontiers, Inc.

Mr. Stanley Gula, Vice-President of the Treesdale Homeowners Association, questioned if any other action or change in use is anticipated.

Mr. McIlvried replied that no changes are anticipated at this time.

Mr. Gula questioned if the subdivision is for the intent to transfer ownership of either parcel.

Mr. McIlvried replied that subdivision of the properties will serve for sale of the properties in the future.

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FRONTIERS PLAN OF LOTS (Continued)

Mr. Kurpakus noted that modifications to the existing buildings or changes in use would be subject to Code requirements.

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 Frontiers Plan of Lots, pursuant to Sheet 1 of 1, drawn by McIlvried, DiDiano & Mox and dated April 9, 2009. The aye vote on the motion was unanimous. Motion carried.

GREEK CATHOLIC PROPERTY PRD

Mr. Kurpakus reported that The Meritage Group is proposing a 190.08 acre Planned Residential Development on property currently owned by the Greek Catholic Church on Logan Road. He noted that under the plan, the church will retain five acres. Mr. Kurpakus explained that no formal action was necessary on the sketch plan under review that evening. He added that the plan has not been reviewed by the Township Engineer.

Mr. Jim Rumbaugh, The Meritage Group, introduced Robert Bednar of Meritage and their two soil engineers, Michael Dowling and Robert McCutcheon. He specified that the 118 lot development in the "S-1" and "R-2" Zoning Districts is proposed in two phases. Phase I, with access from Logan Road, will have 69 lots and Phase II, with access from Pearce Mill Road, will have 49 lots. Mr. Rumbaugh advised of their intent to apply for two waivers. He specified that one will request 2 to 1 slopes, rather than 2 ½ to 1, which will spare earthmoving and tree removal. He added that preliminary tests indicate the soil is not slide prone. Mr. Rumbaugh advised that a second waiver will be requested for 2 to 1 slope on the outside of the detention basin, rather than 2 ½ to 1. He stated that their intent is to seek tentative approval for the entire site and then preliminary and final approval of Phase I. Mr. Rumbaugh advised that 90 acres of the development will be allocated as open space, with a 3 ½ acre parcel dedicated to active recreation. He expressed his intent to provide submission for the June EAC and Parks and Recreation meetings.

Mr. Avolio stated that all modifications or waivers to the Code, necessary for the PRD, be in writing at the time of Tentative Plan submittal, along with engineering or other justification.

Mr. McGeary questioned if changes are anticipated to Logan Road, to which Mr. Rumbaugh replied negatively. Mr. McGeary advised that a traffic study will be required with the plan submission. He added that any changes to the Township trail map should be addressed.

Mr. Kurpakus remarked that the Parks and Recreation review will address that issue.

Mr. Lombardo questioned if there has been consideration to connect Timothy Road to Clover Lane.

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GREEK CATHOLIC PROPERTY PRD (Continued)

Mr. Rumbaugh stated there would be no reason to join the two as only three of their lots will front on Clover Lane.

Mr. Bednar added that they had originally considered connecting the entire plan, but couldn't due to a 60 feet of elevational difference.

Mr. Hansen stated that another egress will be required for Phase II, per the Code.

Mr. Rumbaugh expressed his Code interpretation that the second access was required for more than 50 units. He advised there is no frontage on Pearce Mill for another entrance. Mr. Rumbaugh pointed out that emergency access will be provided from cul-de-sac to cul-de-sac.

Mr. Hansen asked that Mr. Kurpakus review the Code on the issue. He also suggested that the applicant review the Code on trees of significance and cul-de-sac requirements.

Mr. Avolio advised that a stub should be provided to the property to the south of Phase II, which may also be feasible for a future additional access. He asked that Mr. Kurpakus review the Stonecrest approval conditions in regard to extension of Clover Lane. He also asked that he review the feasibility of connecting Timothy Road to Clover Lane. Mr. Avolio remarked that Brasley Drive may be a paper street that will need vacated. He recommended that the building setbacks be staggered.

Mr. Avolio opened the meeting to public comment.

Ms. Victoria Raja-McGinnis, 371 Pearce Mill Road, questioned if the developer had reviewed the Township trail plan.

After Mr. Rumbaugh replied that he had not, Ms. Raja-McGinnis requested that he do so.

Mr. Richard Kwiatkowski, 540 Pearce Mill Road, stated he owns both sides of Beasley Road. He questioned the standard lot size proposed.

Mr. Rumbaugh explained there will be 49 lots on 50 acres; therefore, density will average one lot per acre.

Mr. Rumbaugh expressed his intent to revise their plans in accordance with the review.

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 7:45 p.m.