

THESE MINUTES ARE CONSIDERED UNOFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, October 12, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:07 p.m. by Pasquale Avolio, Chair.

Members in attendance were: Pasquale Avolio, Chair; Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; 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 seven 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

RECOGNITION OF PLANNING COMMISSION MEMBERS

Mr. Avolio recognized Mr. Hansen's five years of service on the Planning Commission.

PLANNING AWARD

Mr. Kurpakus summarized that the Township receipt of a planning award from the Pennsylvania Chapter of the American Planning Association for The Village at Pine.

Mr. Avolio requested that details of the award be provided to the Planning Commission.

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the September 14, 2009 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Hansen who abstained due to his absence at that meeting. Motion carried.

ZONING ORDINANCE AMENDMENT

Mr. Kurpakus reminded that the draft ordinance amendment was tabled at the September meeting. He noted that the document reflects revisions resulting from the Code Review Committee meetings of March 18, 2009, and August 25, 2009.

Mr. Avolio questioned if there was any public comment on the ordinance amendment, with no request to address the subject.

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ZONING ORDINANCE AMENDMENT (Continued)

Mr. Dennison recommended that §84-67.1. Night Club A(4) be clarified to provide a specific distance that a night club should be from an area where minors may congregate rather than stating "proximity". He suggested that a determination be made by staff, perhaps after consulting with the standards of other municipalities.

Mr. Hansen referred to §78-9 Definitions. He questioned why the Code limitation of 1500 feet for a cul-de-sac was increased to 4000 feet in the proposed ordinance. He suggested that it be revised to 2000 feet, which would still be an increase of 33%.

Mr. Welter and Mr. Lombardo concurred with that recommendation.

Motion was made by Mr. Dennison and seconded by Mr. Hansen to recommend approval of the proposed zoning ordinance amendments, with the above noted recommendations. The aye vote on the motion was unanimous. Motion carried.

PINE CREST MANOR PRD

Mr. Kurpakus reminded that the Pine Crest Manor Planned Residential Development has previously been reviewed by the Planning Commission on two separate occasions. He also reminded that the Meritage Group is proposing the 69 lot PRD on property located along Logan Road with Phase I to include the development of 3 lots accessed from Clover Lane in the Stonecrest Plan, 1 lot accessed from Timothy Drive, and 65 lots accessed from new streets identified as Pinecrest and Redbud Court. He noted that the developer has complied with the Parks and Recreation and Environmental Advisory Council recommendations and the plans have been revised to reflect these recommendations. Mr. Kurpakus added that the Planning Commission comments from the September 14, 2009 meeting have also been incorporated into the revised plans. He noted that the utilities have been extended to adjacent property lines. He also noted that required engineering and supporting documents, not otherwise indicated in the Lennon Smith Souleret Engineering review of October 7, 2009 have been received and reviewed as part of this application.

Mr. McClelland referred to the Lennon Smith Souleret review letter of October 7, 2009 and pointed out that the applicant has also been informed that an inlet is required at the end of Clover Lane Extension.

Mr. Avolio opened the meeting to public comment, with no requests to address the subject.

Mr. Hansen questioned the mitigation intent for the "trees of significance".

Mr. James Rumbaugh, President of the Meritage Group, advised there were 174 "trees of significance", which would be mitigated by their donation of 65 acres of wooded property to the Township, which will adjoin the 50 acres donated by the Stonecrest developer, per the EAC's

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PINE CREST MANOR PRD (Continued)

recommendation. He added that over 200 trees will be planted around the perimeter, as well as street trees.

Mr. Avolio questioned if the trail construction met the Parks and Recreation Commission's recommendation.

Mr. Kurpakus informed that the walking trail will be asphalt for 1000 feet and then crushed stone per the recommendation of the Parks and Recreation Commission.

Mr. Dennison questioned if there were any outstanding issues from the October 7, 2009 engineering review and Mr. Rumbaugh replied that there was not.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, tentative approval of the Pine Crest Manor Planned Residential Development pursuant Drawings S-1 through S-21 all drawn August 21, 2009 and revised October 2, 2009; S-22 and S-23 both drawn September 25, 2009; ES-1 through ES-4 drawn August 21, 2009 and revised October 2, 2009; CD-1 through CD-28 all drawn August 21 and revised October 2, 2009; and all prepared by KU Resources, Inc., with the following conditions: 1) Compliance with the outstanding items from the Lennon Smith Souleret Engineering review letter of October 7, 2009. 2) Compliance with the recommendations of the Parks and Recreation Commission and the Environmental Advisory Council. 3) Approval of waiver requests to include: wetland encroachment for the construction of the sewer line, minimum K-values for stop conditions interior to the plan and cut/fill slopes at 2:1 to limit tree removal and developed area. 4) Township Engineer to confirm sight distance and stormwater management on Logan Road at Pinyon Drive prior to final construction. 5) Installation of inlet at the end of Clover Lane Extension. 6) Execution of a developer's agreement. The aye vote on the motion was unanimous. Motion carried.

Mr. Rumbaugh expressed his appreciation to Scott Anderson and Larry Kurpakus of the Township and Kevin Brett and Tim McClelland of Lennon Smith Souleret, for their assistance in the review process.

ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. Welter to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:25 p.m.