

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

Monday, November 9, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:03 p.m. by Pasquale Avolio, Chair.

Members in attendance were: Pasquale Avolio, Chair; Joel Dennison; John Lombardo; Jeffrey McGeary; Sharon 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. The absence of Planning Commission Vice-Chair, Michael Hansen, 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 October 12, 2009 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Ms. Miller-Yeakel and Mr. McGeary who abstained due to their absence at the meeting. Motion carried.

RORISON & KORENICH PLAN

Mr. Kurpakus reported that the Rorison and Korenich Plan of Lots proposes a lot line modification at properties located at 10983 and 10995 Babcock Boulevard. He added that, currently, 10983 is provided with lot frontage by means of an up-opened road right-of-way identified as Old State Road, although Township records indicate that this right-of-way has not been formally abandoned. Mr. Kurpakus explained that the lot line modification will provide frontage of the 4100 square foot of property to Babcock Boulevard. He concluded that the properties are located in the "R-1" Zoning District and are existing non-conforming lots.

Mr. McClelland noted that the November 4, 2009 Lennon Smith Souleret Engineer letter of review listed only several minor items to be addressed.

Mr. Avolio opened the review to Planning Commission and then public comments, with no requests to address the subject.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend, to the Board of Supervisors, preliminary and final approval of the Rorison and Korenich Plan of Lots pursuant to Drawing 1, drawn by Pilston Surveying, Inc., drawn October 1, 2009 and revised October 20, 2009, subject to compliance with the November 4, 2009 letter of review of Lennon Smith Souleret Engineering, Inc. The aye vote on the motion was unanimous. Motion carried.

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STONECREST – Trail Revision

Mr. Kurpakus reminded that the Stonecrest Phase I approval required an off-site concrete streetwalk to be constructed along Clover Lane and Logan Road to provide connection to the Pine-Richland School District property. He advised the connection was consistent with the Parks and Recreation Trail Feasibility Study and Township Code, that pedestrian connections (trails and sidewalks) be provided. Mr. Kurpakus added that Phase II approval was conditioned upon the completion of the sidewalk prior to the issuance of building permits. He then referred to a November 5, 2009 e-mail of the Gateway Engineers, representing Heartland Homes who has acquired the project, proposing an alternate asphalt path due to site constraints.

Mr. Marty Gillespie, Heartland Homes, confirmed that construction of sidewalk, as previously approved, would result in the loss of numerous valuable trees and much disruption to the property frontages. He advised that his conversations with those property owners has been a determining factor in proposing to relocate the connection.

Mr. Avolio questioned Mr. Kurpakus's position.

Mr. Kurpakus stated that both options are feasible.

Mr. Avolio opened the meeting to public comment.

Mr. Kevin Srigley, 155 Logan Road, expressed his support to the proposed relocation, as he agreed the disruption would be much less. Mr. Srigley requested, however, that water draining from the high school and the baseball field be controlled.

Mr. Avolio requested that Mr. Kurpakus investigate the drainage issue.

Mr. Dennison questioned the cost estimate for each option which Mr. Gillespie stated he did not have, as that had not been a motivating factor.

Mr. Dennison expressed his preference for the original sidewalk location, for safety reasons.

Mr. Gillespie clarified that the proposed location is in a relatively level and open space.

Mr. Dennison questioned if the plan's open space would be deeded to the homeowner's association and Mr. Gillespie stated that it would.

Mr. Welter added his concern with child safety on a pathway at the rear of houses, rather than at the front.

Mr. Gillespie commended the pathway location, noting that buyers of the Stonecrest II lots have expressed positive views.

Mr. Lombardo added his concern with safety.

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STONECREST – Trail Revision (Continued)

Ms. Miller-Yeakel pointed out that children will take the shortest, most direct path and therefore may use the path's location, regardless of sidewalk at the previously approved location. She questioned the responsibility for snow removal and Mr. Gillespie advised the trail would be maintained by the homeowner's association.

Mr. McGeary pointed out that the sidewalk would most likely be better maintained as it would be more visible, but Mr. Gillespie disagreed, explaining that the homeowner's association would contract for removal on the trail, as the sidewalk would be each fronting homeowner's responsibility.

Mr. Avolio noted that Lots 2002-H-7 and 2003-A-4 do not indicate existing buffering. He recommended that a condition of approval be that trees are provided for buffering. Mr. Avolio also recommended that Phase I be provided with access to the trail.

Mr. Gillespie stated that lots in that vicinity have been sold, which will make that connection difficult to achieve.

Mr. Strigley reiterated that the proposed connection is much more preferable than the foreseeable disruption to their properties if sidewalk was installed along their frontage. He added that the proposed path is already well used, is half the distance to the school property, and the public safety questions raised this evening were not valid.

Mr. Avolio questioned if it would be preferable to relocate the sidewalk to the other side of the street, but Mr. Kurpakus advised there would be comparable challenges on that side of the street, also.

Mr. Matt Kramer, Heartland Homes, pointed out that would require that the children cross the street.

Mr. Avolio expressed his concern with connection from Clover Lane.

Mr. Dennison questioned if Heartland Homes would improve the proposal to a ten-foot "shared use" trail.

Mr. Gillespie stated that prospective lot buyers are not interested in lots that adjoin public trails. He offered to widen the proposed trail, but did not want it to be dedicated as public.

Mr. Dennison explained that it would not be labeled private or public and would not likely be used by those outside of the neighborhood. He asked that the trail be widened to eight foot, to which Mr. Gillespie agreed. Mr. Dennison then requested a buffer yard as determined by staff and modification to the trail to make it accessible to all Stonecrest residents.

Mr. McClelland noted that pedestrian easements will be needed, as well as the school's permission to connect the trail to their property.

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STONECREST – Trail Revision (Continued)

Motion was made by Ms. Miller-Yeakel and seconded by Mr. Dennison to recommend to the Board of Supervisors, approval of relocation of the Stonecrest connection to the Pine-Richland Middle School with the following conditions: 1) Trail to be an eight foot wide bituminous trail, meeting Township standard details, and beginning on Clover Lane between Lots 223 and 224 and along the rear of Lots 221, 222, and the side of Lot 122 and to the open space identified as 2002-D-1. 2) Required pedestrian easements to be obtained and identified on the recording plan. 3) Trail to be deeded to the Stonecrest Homeowner's Association and winter maintenance to be provided in the covenants. 5) Buffering per Township Code to be provided to lots identified as 2002-H-7 and 2003-A-4. As there was not a consensus, a roll call vote was taken with Mr. Dennison voting aye, Mr. Welter voting aye, Mr. Avolio voting aye, Mr. Lombardo voting nay, Ms. Miller-Yeakel voting aye, and Mr. McGeary voting nay. Motion carried.

ADJOURNMENT

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

The meeting adjourned at 7:55 p.m.