

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

Monday, June 14, 2010

Pine Township Municipal Building

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

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

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

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the May 10, 2010 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Avolio who abstained due to his absence at that meeting. Motion carried.

SILVER PINES SUBDIVISION, FINAL APPROVAL

Mr. Kurpakus reported that the 12-lot Silver Pines Subdivision is before the Planning Commission for final approval, following the March 15, 2010 preliminary approval. Mr. Kurpakus referred to his April 22, 2010 memorandum, which detailed the Board of Supervisors' conditions of preliminary approval and the issue of tree mitigation.

Mr. McClelland highlighted his review letter of June 9, 2010.

Mr. Michael Wetzel, Victor-Wetzel Associates, advised that the final plans are consistent with the approved preliminary plans. He expressed the applicant's intent to comply with all conditions of the preliminary approval.

Mr. Avolio recommended that the sanitary sewer extension to Brierly Lane be lowered sufficiently to enable two Brierly Lane properties to connect, to which Mr. Wetzel agreed.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to recommend to the Board of Supervisors, final approval of the Silver Pines Subdivision, pursuant to Drawings C-100, C-200, C-300, C-400, C-500, C-501, C-502, C-600, C-601, C-602, C-603, C-604, C-700, C-701, C-702, C-800, C-801, C-900, LP-1, and LP-2, all drawn by PVE Sheffler and dated May 20, 2010, conditioned upon the following: 1) Compliance with all conditions of preliminary approval

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SILVER PINES SUBDIVISION, FINAL APPROVAL (Continued)

approval. 2) Compliance with the June 9, 2010 Lennon Smith Souleret Engineering letter of review. 3) Sanitary sewer to be lowered at Brierly Lane in accordance with the Township Engineer's approval. 4) Issuance of a PennDOT Highway Occupancy Permit. 5) Execution of a developer's agreement. The aye vote on the motion was unanimous. Motion carried.

PINE HOLLOW SUBDIVISION, PRELIMINARY APPROVAL

Mr. Kurpakus reported that the Pine Hollow Subdivision is an 18-lot subdivision in the "R-2" Zoning District on Wallace Road, previously approved by the Board of Supervisors as the seven lot subdivision known as Wexford Hills.

Mr. McClelland highlighted the Lennon Smith Souleret Engineering review letter of June 9, 2010.

Mr. Robert Jagger, FC Pine, LLC, introduced himself and John Schleicher of Gibson-Thomas Engineering. Mr. Jagger reported that the Pine Hollow plan is proposed for the west side of Wallace Road, with 18 single-family residential lots on 15.625 acres. He noted that the site is heavily wooded and a great attempt was made to retain as many natural resources as possible. Mr. Jagger advised that 5.9 acres will be set aside for a natural reserve area, by deed restrictions. He stated that they will be addressing the Environmental Advisory Council the following evening to address mitigation of existing trees. They will also be proposing a fee of \$18,000 in lieu of providing active recreation.

Mr. Avolio stated that receipt of the Environmental Advisory Council and the Parks and Recreation Commission support would be preferable before the Planning Commission's recommendation to the Board of Supervisors.

Ms. Miller-Yeakel suggested that the indicated benches and bike rack on Wallace Road be instead installed in the Pine Community Park, as she did not feel they will get use in the proposed location.

Mr. Jagger was agreeable to relocating the amenities or paying a fee in lieu of that.

Mr. Kurpakus recommended that the Parks & Recreation Commission make that recommendation.

Mr. Lombardo observed that the new roadway would be very close to an adjoining property. He asked that additional buffering be provided in that area.

Mr. Jagger agreed to increase vegetation in that area.

Ms. Judy Krysa, Secretary of the Parks & Recreation Commission, referred to their June 9, 2010 memorandum, which noted concerns with treating the conservation easements on the lots as open space/passive recreation and the fee in lieu of providing active recreation.

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PINE HOLLOW SUBDIVISION, PRELIMINARY APPROVAL (Continued)

Mr. Avolio suggested that the plan again be reviewed by Parks and Recreation Commission before the Planning Commission's recommendation for final approval.

Mr. Jagger pointed out that the Parks and Recreation Commission will not be meeting until after the July Planning Commission meeting. He asked that the subdivision receive a positive recommendation from the Planning Commission, conditioned upon positive recommendations from the Environmental Advisory Council and the Parks & Recreation Commission, or that the submission be tabled to permit him to have those approvals before the July meeting. Mr. Jagger expressed his intent to resolve any outstanding issues before the July Planning Commission meeting.

Mr. Avolio requested that the area referred to as "Reserve Area" instead be protected by a conservation easement, which is consistent with previous developments.

Mr. Jagger was agreeable to that request.

Motion was made by Ms. Yeake-Miller and seconded by Mr. Welter to table review of the Pine Hollow Subdivision to permit the applicant to address Environmental Advisory Council and Parks and Recreation Commission recommendations. The aye vote on the motion was unanimous. Motion carried.

JOHN GEORGE RE-ZONING REQUEST

Mr. Kurpakus reported that the owner of 171 Wexford-Bayne Road has submitted an Application for Change in Zoning District for property located at 181 Wexford-Bayne Road. He specified that the property is currently zoned "R-3" and the application is to rezone it to "C-1". Mr. Kurpakus noted that the parcel is the only "R-3" parcel located between a "C-1" parcel and the Lloydmont Planned Residential Development. He added that it was previously zoned "B-2" (Community Business) and he was not aware of the reasoning of the prior rezoning. Mr. Kurpakus advised that the request would be reviewed by the Environmental Advisory Council the following evening.

Mr. Don Trant, Trant Corporation, stated that the 1.73 acres parcel is adjacent to "C-1" property and the Lloydmont plan would be a more reasonable boundary for that zoning district.

Ms. Yeake-Miller expressed her endorsement of the proposal.

Mr. Lombardo agreed that the rezoning would be reasonable.

Mr. Avolio questioned if Mr. George was under agreement to purchase the parcel and Mr. George replied affirmatively. Mr. Avolio asked that a letter of intent be submitted from property owner and Mr. Trant agreed to forward a copy of the sales agreement. Mr. Avolio also asked that a narrative be provided, using the outline stipulated in the Municipalities Planning

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JOHN GEORGE RE-ZONING REQUEST (Continued)

Code. He asked that Mr. Kurpakus provide a listing of permitted uses in the “R-3” and “C-1” Zoning Districts.

Mr. Lombardo suggested he advise the two adjacent Lloydmont Estates property owners of his intent.

Motion was made by Mr. Lombardo and seconded by Ms. Yeake-Miller to table consideration of the John George Application for Change in Zoning. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

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

The meeting adjourned at 7:40 p.m.