

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

Monday, August 9, 2010

Community Center Meeting Room

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by Michael Hansen, Vice-Chair.

Members in attendance were: Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; R. Jeffrey McGeary; Garrin Welter; 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

There were seven visitors present.

Mr. Hansen 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. Welter and seconded by Mr. Lombardo to approve the minutes of the June 14, 2010 Planning Commission meeting. Mr. Lombardo, Mr. Welter and Ms. Miller-Yeakel voted aye. Mr. McGeary, Mr. Hansen and Mr. Dennison abstained due to their absence at the meeting. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to approve the minutes of the July 2, 2010 Planning Commission meeting. Mr. Dennison, Mr. Lombardo, Mr. McGeary and Mr. Hansen voted aye. Ms Miller-Yeakel and Mr. Welter abstained due to their absence at the meeting. Motion carried.

ALDI FOODS

Mr. Kurpakus reminded that the Board of Supervisors granted preliminary approval, with conditions, at the July 19, 2010 Board of Supervisors meeting. He reported that the drawings have been revised to reflect the conditions of the preliminary approval.

Mr. Christopher Kamar, APD Engineering, provided a summary of the revisions to the plans.

Mr. Dennison questioned if additional spandrel glass panels can be included on the west and south building elevations, as he felt this was the intent of the Planning Commissions earlier recommendation. He also questioned the monument sign design.

Ms. Tina Morascyzk of Aldi Foods responded that Aldi was agreeable to adding additional spandrel glass panels and the design of the monument sign has been discussed with the Township staff.

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ALDI FOODS (Continued)

Mr. Lombardo commented favorably on the Aldi's building design.

Mr. Hansen questioned if the developer has shown compliance with the proposed brick material and size, as was a condition of the preliminary approval.

Mr. Kurpakus responded that the developer has submitted specifications and the drawings have been revised to indicate compliance.

Mr. Hansen reminded that the conditions of the preliminary approval required the developer to continue discussions with ACE Hardware for cross access. He questioned if any progress has been made in this matter.

Ms. Morascyzk advised that no agreement has been established to date.

Mr. John Schleicher, Gibson-Thomas Engineering, introduced himself as representing ACE Hardware. Mr. Schleicher summarized an earlier concept plan that had been presented to Aldi's for consideration and stated that ACE Hardware is open to discussions regarding a cross-access.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, final approval of the Aldi Land Development Plan, pursuant to the Land Survey and Land Survey(2), drawn by Land and Mapping Services and dated January 25, 2010; Drawings CS, ES-1, ES-2, ES-3, C-1, C-2, C-3, C-8, PR-1, all prepared by APD Engineering and dated June 17, 2010 with a revision date of July 30, 2010; C-5, dated June 17, 2010 with a revision date of August 2, 2010; C-4, C-6, C-7, C-9, PR-2, SR-1, C-10, C-11, and Color Rendering, all dated June 17, 2010; HW600, HW605, HW615, HW620, HW621, HW640, HW641, HW660, HW661, all dated March 15, 2010; and CEE-7 and CFP-3, both dated December 7, 2009 and revised July 30, 2010; all drawn by APD Engineering, with the following conditions: 1) Compliance with the Lennon Smith Souleret review letter dated August 9, 2010. 2) Additional spandrel glass panels to be included on the west and south elevations. 3) Compliance with all conditions of the preliminary approval. 4) Developer to continue negotiations with ACE Hardware for cross access. 5) Execution of a developer's agreement. 6) Issuance of a PennDOT Highway Occupancy Permit. The aye vote on the motion was unanimous. Motion carried.

GEORGETOWNE SUBDIVISION

Mr. Kurpakus informed the Planning Commission that the Georgetowne Plan 7 Subdivision would subdivide the individual lots for the townhomes currently under construction in Georgetowne. He noted that although the Township Engineer has not reviewed the application, a full review of the recording mylar will be completed prior to Township execution.

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GEORGETOWNE SUBDIVISION (Continued)

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Georgetowne Plan 7 Subdivision pursuant to Sheet 1 of 1 dated July 8, 2010 and prepared by Gateway Land, LLC. The aye vote on the motion was unanimous. Motion carried.

SIGN ORDINANCE REVISIONS

Mr. Kurpakus provided a summary of the proposed sign ordinance amendments included in the draft ordinance.

Mr. Dennison requested clarification on the extent of the TVO district and how the proposed ordinance affects this district.

Ms. Miller-Yeakel commented about the number of real estate signs that appear during weekends and questioned if these are being addressed in the code amendments.

Mr. Lombardo requested that additional research be completed to insure the proposed 24 square foot commercial real estate sign is consistent with surrounding communities. He commented the size seems excessive for its intended use.

Motion was made by Ms. Miller-Yeakel and seconded by Mr. Lombardo to table consideration of the sign ordinance amendments. The aye vote on the motion was unanimous. Motion carried.

ADJOURN

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

The meeting adjourned at 7:50 p.m.