

THESE MINUTES ARE UNAPPROVED AND UNOFFICIAL UNTIL APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, September 12, 2011

Pine Community Center

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

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

There were three 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. Lombardo and seconded by Mr. Welter to approve the minutes of the August 8, 2011 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

NORTH WAY COMMUNITY CHURCH PLAN OF LOTS

Mr. Kurpakus reminded that the North Way Community Church Plan of Lots was tabled at the August 8, 2011 meeting so that the applicant could revise the plan to reflect the Planning Commission review of that evening. He also reminded that the purpose of the application is to subdivide the church property to create three additional commercial building lots.

Mr. McClelland reported that all outstanding items have been addressed on the revised drawing, as indicated in the September 2, 2011 letter of review.

Mr. David Lucci, Victor-Wetzel Associates, advised that the revised plan now indicates the existing structures, paving, buffer, and area calculation for lot coverage.

Motion was made by Mr. Dennison and seconded by Mr. Avolio to recommend to the Board of Supervisors, preliminary and final approval of the North Way Christian Church Plan of Lots No. 2 Recording Plan, dated July 15, 2011 and drawn by Gateway Engineers. The aye vote on the motion was unanimous. Motion carried.

SUMMERFIELD AT NORTH PARK

Mr. Kurpakus reported that Gibson Thomas Engineering has requested to present a sketch plan for Planning Commission comment.

Mr. John Schleicher, Gibson Thomas Engineering, presented the Rossman/Hensley Summerfield at North Park sketch plan which subdivides 16 acres in the "S-1" Zoning District for the creation of five residential building lots, three which are proposed to be served by a private lane and the other two (one of which is an existing residence) will front on McKinney Road. He noted that the parcel is bordered on the north by North Park and all lots would have 200 foot minimum frontage, a 40 foot greenway, and would be a minimum of two acres. Mr. Schleicher reported that no sensitive natural features will be impacted. He distributed a copy of the conceptual site plan, noting the existing vegetation and the proposed private lane between two areas of mature oaks. Mr. Schleicher referred to the Township Code which stipulates that only three residences may front a private lane and questioned if the Planning Commission had any objection to the proposal.

Mr. Hansen questioned why a private road was being considered..

Mr. Schleicher explained that the applicant wishes to maintain the stateliness of the existing residence, which will retain at least four acres.

Mr. McGeary questioned if a maintenance easement will be required for the private road, which Mr. Schleicher affirmed. Mr. McGeary questioned if the hammerhead design and size has been approved by the fire company.

Mr. Schleicher replied that the fire company has not been consulted about the private drive design, but he would see that they do review the design.

Mr. McGeary questioned the proposed location of utilities.

Mr. Schleicher advised that the utilities will be located north of the driveway and tree line. He added that the lots will be served by gravity sewer.

Mr. Avolio referred to Code Section 78-39.K., which states *"Every lot shall abut on at least one public street, as such is defined in this chapter, but not only on a service street; provided, however, that not more than three dwelling units may be served by a private street (as defined in 78-9 of this chapter) of not less than 50 feet in width, provided that a modification is granted in accordance with the procedures of 78-53B of this chapter. In addition to the requirements and conditions stated this chapter, the governing body may impose such additional requirements upon the allowance of a private street as such a modification to the terms of this chapter, including but not limited to the following: 1) Partial of full compliance with any or all of the requirements, standards or conditions for the approval of public roads, as set forth in this chapter, Township Ordinance No. 116 and all other Pennsylvania and Township laws,*

SUMMERFIELD AT NORTH PARK (Continued)

*ordinances and regulations, now and as amended in the future, including but not limited to design construction and maintenance standards and performance and bond requirements. 2) The execution of a formal agreement by the developer, approved by the Township solicitor, whereby the developer agrees to the non-delegable duty of perpetual maintenance of the private road.”* Mr. Avolio stated that the submission must meet those standards. He then expressed his opinion that a 14 foot private lane is too narrow for two vehicles. He suggested using the existing driveway or a different alignment that would reduce the tree disturbance.

Mr. Schleicher expressed his opinion that removing the existing evergreens would be an improvement. He noted that minimal grading would be needed for a driveway along the contour and there would be very little traffic. He suggested that a passing area, every several hundred feet.

Mr. Dennison questioned if sidewalk on McKinney Road would be required and Mr. Kurpakus replied affirmatively. Mr. Dennison suggested it may be more practical to request a fee in lieu of sidewalk on that roadway.

Mr. Dennison pointed out that the plan indicates six acres will remain with the existing residence. He inquired if an easement will be required for sewer, water, and electric.

Mr. Schleicher stated that a 50 foot right-of-way will be provided, as well as additional right-of-way for utilities.

Mr. Hansen recommended that the south buffer be increased for residents. He pointed out that submission to the Environmental Advisory Council for review will be required.

Mr. Schleicher questioned if the Planning Commission members had an issue with three lots accessing a private road and there was no indication of such.

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 7:30 p.m.