

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, March 9, 2015

Pine Community Center

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

Members in attendance were: Joel Dennison, Vice-Chair; Steve Olshavsky; Jeffrey McGeary; and John Lombardo. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and John Heyl, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were 10 visitors present.

PLEDGE OF ALLEGIANCE

Mr. Dennison explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

MINUTES

The minutes of the February 9, 2015 Planning Commission meeting were not approved because a quorum of Planning Commission members was not present at tonight's meeting. The minutes will be approved at the April 13, 2015 Planning Commission meeting.

SPIRIT OF PINE CONDITIONAL USE AND SUBDIVISION

Mr. Kurpakus reported that FWH Development, LLC is proposing to develop 5 single family lots, and 58 new townhome units on 37.8 acres in the B-1/R-2 Zoning District. The single family lots will be accessed from an extension of English Farm Drive and the construction of a new cul-de-sac. The townhomes will be accessed from a new residential street connection on Graham and Wallace Roads. Stormwater management, landscaping and pedestrian improvements are included with the plan. There are numerous outstanding items remaining to be addressed from the LSSE review letter dated February 26, 2015. The application includes five written waiver requests summarized in the developer's narrative. The waiver requests are grading slopes at 2:1; utilizing blasting that does not meet the minimum setbacks; alternate sidewalk construction; payment in lieu of parks and recreation; and a reduced cul-de-sac radius on English Farm Drive.

Chris Wulff of Larson Design Group, the applicant's engineer, added that they are requesting a few modifications, 2:1 slopes, a modification for sidewalks along the frontage, a crosswalk to connect to the trails, Penn DOT permission to blast within 800 feet of the turnpike, and a blasting waiver from the Township as blasting will have less impact on the surrounding community.

Tina Rupp of 315 Twin Oaks Drive stated that Twin Oaks Drive is a horseshoe-shaped community, and is curious to know if there will be pedestrian easements as there are currently no sidewalks. Mr. Dennison replied that Code requires the developer to provide sidewalks along Graham and Wallace Roads although the developer is requesting a waiver.

Mrs. Rupp asked if Twin Oaks, Montgomery, or Haefner Drives will be connected. Mr. Dennison replied that they would not.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
March 9, 2015
Page 2

Mike Wetzel, of Victor Wetzel Associates stated that the developer should install a street from English Farms Drive to Montgomery Drive as Township policy requires the connection of streets, and it is important to have interconnection of developments. Also, the proposed plan incorrectly shows the right-of-way on the English Farms' property and the Montgomery Drive right-of-way. He used a copy of the English Farms plan to show the Planning Commission the interconnecting street from English Farms Drive to Montgomery Drive.

Diane Fredericks of 265 Twin Oaks Drive stated that she lives in small neighborhood and does not see the purpose in connecting neighborhoods. There are already 3 roads coming in to her neighborhood and there are no sidewalks. She also believes that motorists will feel that it is quicker to go through her development from English Road to Wallace Road.

Mr. McGeary questioned the use of blasting as the site is less than 800 feet from the roadway, and the distance should be over 800 feet. Mr. Wulff replied that blasting is not being used to save costs. Fred Hespenheide of FWH Development, LLC, the developer concurred that blasting is not cost saving. It will help the contractor by reducing the work from 45 to 8 days.

Mr. McGeary asked if the developer planned to get rid of the sidewalks. Mr. Wulff replied that a midblock would connect to the trails system. Mr. McGeary asked if the developer would consider installing a partial sidewalk and crosswalk. Mr. Wulff replied that they could construct a sidewalk. Mr. Hespenheide added that there is not a lot of room to construct a sidewalk, and they would have to look at the topography.

Mr. Lombardo asked the number of 2:1 slopes could be reduced. Mr. Wulff replied that it would be difficult because of the power line easement. Mr. Lombardo asked if the power company had been contacted about the blasting. Mr. Wulff replied that they had not been and they will be contacted when the other affected parties are.

Mr. Olshavsky added that he agrees with Mr. McGeary and Mr. Lombardo concerning the blasting and the sidewalks.

Mr. Dennison stated that there are many outstanding issues, and the plans are not final, therefore the plan will be tabled tonight. He would like the developer to reconsider the use of blasting. Any recommendation for blasting must follow Code. There will be no action on waiver requests until the Planning Commission receives complete plans. The Planning Commission cannot recommend the 2:1 slopes waiver; as the number of steep slopes would be unprecedented.

Mr. Dennison added that he likes the trail connection next to the turnpike; he wants the developer to consider sidewalks along Wallace Road since the intersection will be reconstructed sometime in the future. A connection to Montgomery Drive does not need to be made due to the number of lots in the proposed plan. Mr. Wetzel replied that the Montgomery Drive cul-de-sac is shown incorrectly on the proposed plan. It has been designed to be connected.

Charlene Waeckerle of 370 Twin Oak Drive asked why the plans have to be interconnected.

Mrs. Fredericks asked if a decision to connect the plans would be made at tonight's meeting. Mr. Dennison replied that the plan will be tabled tonight. Mrs. Fredericks asked if the residents will be notified when it is brought to Planning Commission again. Mr. Kurpakus replied that they will not be notified; the plan will be discussed again at next month's meeting.

Mrs. Fredericks commented that if the plans are connected, the residents of English Farms will go through her neighborhood to get to Wallace Road. Mr. Dennison replied that the Planning Commission will make a recommendation.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
March 9, 2015
Page 3

Mrs. Waeckerle asked if a road could be constructed under the power lines. Mr. Dennison replied that it could not, and Mr. Wulff added that the slope is too steep.

Jude Ince of 511 Wallace Road asked for clarification concerning the 5 single family homes in the proposed plan. Mr. Dennison replied that the fifth home is an existing home, 4 new single family lots will be added.

James Langer of 255 Twin Oak Drive stated that traffic on Twin Oak Drive currently consists of 5-6 cars per day. If the plans are interconnected, traffic will increase to 50-60 cars per day; the road is not wide enough for that much traffic. Mr. Dennison responded that a connection has not been proposed. Mr. Langer added that he did not receive a letter.

Gina Spontak of 110 Montgomery Drive stated that she does not understand why the plans have to be connected. Mr. Dennison responded that it is Township policy to interconnect neighborhoods; and the Township has been consistent with carrying out this policy.

Mrs. Spontak asked why Mr. Wetzel is concerned about interconnecting roads. Mr. Wetzel replied that he does land planning, and has been told by the Township to interconnect plans. The plans for English Farms are designed to interconnect. Mrs. Spontak replied that she is against interconnecting the roads as it will be unsafe for the residents' children.

Mr. Kurpakus clarified that no additional adjoiner notifications will be sent to the residents regarding this plan and the meeting will be continued on April 13, 2015.

Motion was made by Mr. McGeary and seconded by Mr. Olshavsky to table the conditional use application and the subdivision application until a full submission of the required items is received. The aye vote on the motion was unanimous. Motion carried.

VILLAGE AT PINE LOTS 434 and 435 REVISED SUBDIVISION

Mr. Kurpakus reported that the purpose of the application is to modify the individual lots lines for building 434 having 4 units and building 435 having 5 units within the Village at Pine. The proposed modification will align the lot lines with the constructed foundation walls of the townhomes. No additional lots or modifications are proposed for the Village at Pine. There are no outstanding items remaining from the LSSE review dated 2/25/15.

Motion was made by Mr. McGeary and seconded by Mr. Lombardo to recommend the Board of Supervisors grant preliminary and final approval of the Village at Pine Lots 434 and 435 plan drawing 0128-1514665 dated February 10, 2015 and prepared by Sperdute Land Surveying. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. Olshavsky to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:32 p.m.