

## MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, August 10, 2015

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:01 p.m. by Joel Dennison, Vice-Chair.

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

There were 2 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

Motion was made by Mr. Lombardo and seconded by Mr. McGeary to approve the minutes of the July 13, 2015 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

### 120 WEXFORD BAYNE ROAD LAND DEVELOPMENT

Mr. Kurpakus reported that Beechtree Realty is proposing the renovation of 120 Wexford Bayne Road and 171 Church Road for the purpose of a new commercial land development. The developer is proposing to renovate the former Wexford Post Office Deli property and 171 Church Road for mixed commercial use. The plan includes shared parking, landscaping and stormwater management. The drawings have been revised pursuant to the planning commission's comments from the previous meeting.

Dub Reinhardt of Trant Corporation, the applicant engineer, stated that bicycle parking and a dumpster enclosure have been added to the plans; a revision has been made to the sidewalk allowing a smooth transition to the existing sidewalk; and a four foot wide path has been created in the parking lot to allow for pedestrian access to the front of the building. These changes were made in keeping with the board's concerns.

Mr. Lombardo asked if an emergency vehicle would be able to get around the dumpster enclosure. Mr. Reinhardt replied that there is clearance of seventeen feet that would allow an emergency vehicle to pass.

Mr. Lombardo asked why there was no color rendering of the dumpster enclosure on the drawings. The applicant Chris Fitting of Beechtree Realty Services, LLC replied that it will match the existing fence which is white with lattice.

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES  
August 10, 2015  
Page 2

Mr. Olshavsky questioned why the additional sidewalk couldn't be wider to tie in with the existing sidewalk. Mr. Reinhardt and Mr. Fitting replied that these interior sidewalks are being kept as they are to conserve resources. The sidewalks around the perimeter of the property will be five feet in width.

Motion was made by Mr. Welter and seconded by Mr. Olshavsky to recommend the Board of Supervisors grant preliminary and final approval of 120 Wexford Bayne Road & 171 Church Road development plan drawings Cover, C101, 1of1, C102, C301, C601, C602, L101, Color Elevation and Material Samples dated 7/22/15 and prepared by Trant Corporation with the following conditions:

1. Compliance with the LSSE review letter dated July 2, 2015.
2. Building materials to be reviewed by Township staff for Code compliance.
3. Modification of Section 84-125 O to allow the installation of 12" diameter stormwater pipe to connect to the existing 12 inch stormwater piping on site.
4. Preparation of a standard Township Developer's Agreement

The aye vote on the motion was unanimous. Motion carried.

SALEM DEVELOPMENT COMPANY CONSOLIDATION NO. 2 SUBDIVISION

Mr. Kurpakus reported that the purpose of the application is to consolidate two lots (616 and 617) in the Heights of North Park Phase 6 Plan to create one large lot. No additional modifications are proposed for the Heights of North Park Phase 6 Plan.

Motion was made by Mr. McGeary and seconded by Mrs. Evans to recommend the Board of Supervisors grant preliminary and final approval of Salem Development Company Consolidation No. 2 Subdivision plan drawing LN1 dated 7/13/15 and prepared by PVE Sheffler, LLC with the following condition:

1. Compliance with the LSSE review letter dated July 28, 2015.

The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES  
August 10, 2015  
Page 3

VILLAGE AT PINE LOT 431 SUBDIVISION

Mr. Kurpakus reported that the purpose of the application is to modify the individual lots lines for building 431 (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.

Motion was made by Mr. McGeary and seconded by Mr. Olshavsky to recommend the Board of Supervisors grant preliminary and final approval of Village at Pine Lot 431 Revised Plan drawing 1of1 dated 7/3/15 and prepared Sperdute Land Surveying. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Welter and seconded by Mr. Olshavsky to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:12 p.m.