

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, May 14, 2018

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:01 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Garrin Welter, Vice Chair; Jeffrey McGeary; Lauren Parker; and Paul Lewandowski. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Josh Callender, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were 2 visitors present.

PLEDGE OF ALLEGIANCE

Mr. Hansen 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. Welter and seconded by Mrs. Parker to approve the minutes of the April 9, 2018 Planning Commission meeting. The aye vote on the motion was unanimous except for Mr. Hansen who abstained as he was not in attendance at that meeting. Motion carried.

NEW BUSINESS

405 AVONLEA COURT PRELIMINARY & FINAL SUBDIVISION PLAN

Mr. Kurpakus reported Patrick & Debra Hampson are the owners of 405 Avonlea Court and are proposing a lot consolidation of parcels 1661-B-2 & 1661-B-3. No waivers or modifications are requested. There are only minor comments noted on the May 2, 2018 LSSE review letter.

The applicant engineer Dub Reinhardt of Trant Corporation explained the reason for the lot consolidation is the owner is proposing building an addition to the main structure.

Motion was made by Mrs. Parker and seconded by Mr. McGeary to recommend the Board of Supervisors grant preliminary and final approval of the 405 Avonlea Court Consolidation Plan drawing Recording Plan prepared by Trant Corporation and dated April 20, 2018 with the following condition:

1. Compliance with the LSSE review letter dated May 2, 2018

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

151 CHURCH ROAD LAND DEVELOPMENT PLAN

Mr. Kurpakus reported Beechtree Realty is proposing a change in use of property at 151 Church Road. The property is currently used as a single family residential structure and is located within the C-1 Zoning District. The applicant is proposing conversion of the existing home into retail sales and service use. The project includes partial demolition of the structure, asphalt parking,

stormwater management and landscaping improvements. Pedestrian improvements along Church Road are existing. The parcel is located within the TVO district and subject to the specified requirements of section §84-22 of the Code. There are minor outstanding items noted on the LSSE review letter dated 5/8/18. Mr. Kurpakus added there are a significant number of existing nonconformities and the waivers will be addressed.

The applicant engineer Dub Reinhardt of Trant Corporation stated they have reviewed the engineer's comments and the plan can be revised to address them.

Mr. McGeary requested the applicant to describe the proposed improvements. The owner, Chris Fitting explained the design will be consistent with the other buildings he owns in the area; he will remove the garage and add decorative lighting and storefront doors for accessibility. Small interior renovations will be made. Mr. Fitting explained the house is a Sears kit built in the 1930's as a duplex and having office suites is suitable with the original design of the house. Mr. Fitting added once the garage is removed the aesthetics of the exterior will be improved.

Mr. McGeary asked what type of lighting is to be used. Mr. Fitting replied gooseneck fixtures with LED illumination, like the lighting at 171 Church Road. Mr. Fitting added the entrances will be widened and glass doors installed in the front and back of the building, like the building where Soggy Doggy is located. Mr. McGeary replied he likes the appearance of that building and asked if improvements are proposed for the porch. Mr. Fitting replied it will remain the same, he will probably remove the carpeting.

Mr. Hansen asked if buffer distances are required for safety or aesthetics; adding one of the proposed modifications states the buffer can be 10' if there is a decorative wall. Mr. Hansen asked how close parking is to Church Road. Mr. Reinhardt replied 18' to 20'. Mr. Hansen added he is concerned about the buffer requirements being met.

Mr. Fitting replied he is requesting any feasible parking to be kept since parking is a premium in the area. Mr. Reinhardt added 9 parking spaces are required, but 10 have been proposed. Mr. Hansen asked if the 10th space would be used as a loading space for truck deliveries. Mr. Fitting replied it could be used for deliveries. Mr. Welter asked where the 10th space is located, and Mr. Reinhardt explained it is above the tank.

Motion was made by Mr. Welter and seconded by Mrs. Parker to recommend the Board of Supervisors grant a modification from §84-22 to allow existing driveway curb cuts and building locations to remain with justification the building and driveway access is an existing non-conforming condition. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. Lewandowski to recommend the Board of Supervisors grant a modification from §84-111 to allow reduced bufferyards with justification the existing building and lot dimensions prohibit strict compliance with applicable Code requirements. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. McGeary to recommend the Board of Supervisors grant a modification from §84-116 to allow modified parking aisle and buffer requirements with justification the existing building and lot dimensions prohibit strict compliance with applicable Code requirements. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. Lewandowski to recommend the Board of Supervisors grant a modification from §48-18.A and §48-16.A to allow 2:1 slopes for a small portion of the area. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. McGeary to recommend the Board of Supervisors grant preliminary and final approval of the 151 Church Road Land Development plan drawings Cover, C101, C102, C301, C601, C602, L101 and L201 prepared by Trant Corporation and dated 4/20/18 and sheets 1 through 6 prepared by ACF Environmental and dated 4/11/18 with the following conditions:

1. Compliance with the LSSE review letter dated May 8, 2018 with exception to the non-conforming conditions
2. Developer is to install Code required landscaping or screening within the allowable reduced bufferyards to the greatest extent possible per section §84-111B(8) of the Code
3. Preparation of a standard Township Developer's agreement

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

ADJOURNMENT

Motion was made by Mrs. Parker and seconded by Mr. Lewandowski to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:16 pm.