

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, June 11, 2018

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Garrin Welter, Vice Chair.

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

There were 10 visitors present.

PLEDGE OF ALLEGIANCE

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

MINUTES

Mr. Welter explained a quorum of Planning Commission members who attended the May 14, 2018 meeting is not present at tonight's meeting so the minutes from that meeting will be approved at the July 9, 2018 Planning Commission meeting.

NEW BUSINESS

LAUREL GROVE CONDITIONAL USE REQUEST and FORBES-CAVALIER LOT LINE REVISION

Mr. Welter reported a written request was received from the developer requesting the applications be rescheduled for the July 9, 2018 planning commission meeting.

TRINITY PLACE PRELIMINARY & FINAL SUBDIVISION PLAN

Mr. Kurpakus reported Trinity Place, LLC is proposing an 11- lot single family residential development on 27 acres in the E-1 zoning district. Mr. Kurpakus explained the Public Infrastructure Improvement Overlay District (PIIOD) allows single family lots to be a minimum of 1 acre in size when public utilities are extended or designed to serve off site properties not currently served by public utilities. The developer is proposing extension of the sewer line to serve up to 4 off-site homes not currently served by public sewers. There are outstanding comments in the LSSE review letter dated June 5, 2018. A project site walk was performed on 6/2/18 and the EAC has recommended mitigation of 349 trees of significance. Parks and Recreation reviewed the application at their May meeting and has requested additional information from the applicant.

The applicant engineer Mike Ogin of Gateway Engineers introduced himself and showed the location of the proposed development. Mr. Ogin stated there will be 11 single family lots accessed by a new cul-de-sac. Mr. Ogin explained the proposed development lies in the E-1 and S-1 zoning districts with a PIIOD overlay. He added the developer plans to bring in sanitary sewer and showed where the service will be in the future. The utilities for the plan will be West View Water, MTSA, and Columbia Gas, and the gas line will be relocated. He explained they overlooked the greenway district along Babcock Boulevard, so the plan will be revised to shift the

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11 lots away from the road. He showed where the stormwater facility will be and explained it will discharge into a tributary at the back of the property.

Mr. Ogin stated they will be requesting a waiver to disturb 0.10 acre of slopes to construct the stormwater pond and install the utilities. He added the developer would like to cluster the trees along the road and will be asking for a modification. They have talked with Parks & Recreation about not having sidewalks along Babcock Boulevard since there is no trail to connect them. In addition, they will be requesting a waiver to approach the tributary closer than 50' to construct the stormwater detention facility. Mr. Ogin stated he will meet with Parks & Recreation tomorrow night and added the EAC agrees with the trees identified on the property and several hundred trees will be replaced.

Mr. Welter asked where sewer access will be for adjoining properties and Mr. Ogin showed where it would be, stating it would be extended to an existing farm for future development. Mr. Welter agreed it is important for future development.

Gregory Molter, 123 Northbrook Drive asked if the sewer line would continue to Northbrook. Mr. Ogin replied it will be property owners' responsibility to get easements. Mr. Kurpakus cautioned there are no existing sewer easements across the Northbrook properties.

Joseph White, 11072 Babcock Boulevard stated there is currently no sewage available to his property and he would like to have it brought in. Mr. White added he understands it would be his responsibility to obtain the sewer easement. Mr. Ogin replied his property would have access.

Mr. McGeary asked how utilities would be extended to the property line of lot 4. Mr. Ogin replied they are working with Columbia Gas to move the gas line. Mr. McGeary asked if they can address all the comments in the LSSE letter. Mr. Ogin replied they can but wanted verification they are eligible for the PIOD lot count. Mr. Kurpakus replied the density supports it, but they need to submit the worksheet.

Mr. McGeary stated a lot of revisions need to be done and he would like to see a revised plan. Mr. Ogin replied he understands and will bring back a plan with the changes made.

Mr. Welter asked about moving the gas line and Mr. Ogin replied they have talked to Columbia Gas about moving it to a side yard. Mr. Welter stated the plan will probably be tabled tonight due to many outstanding items, adding it was good to present it tonight so the developer can receive feedback. Mr. Welter asked that Mr. Ogin works extensively with Township staff concerning the sewer extensions that make the plan eligible for the PIOD overlay, adding he suggests extending sewer easements to additional properties. Mr. Ogin agreed to work with Township staff.

Stacey Himmelstein White, 11072 Babcock Boulevard stated her concern about preserving trees and was surprised they planned to move the gas line.

Eric Griffin, 124 Northbrook Drive commented his property abuts the development's property and would like to see thought given to minimizing the impact to the trees. Mr. Kurpakus replied the sanitary authority will require clearing of the trees to provide sewer to his property. Mr. Griffin expressed concern about having a utility bordering his property. Mr. Kurpakus replied Township staff will work with the developer to provide a buffer and still provide a sewer easement to his property.

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Mrs. White asked if this is developer's final presentation. Mr. Welter answered no, the developer needs make changes per the LSSE review letter and comments made tonight.

Margaret Scanlon, 11068 Babcock Boulevard asked if she can have access to the plans, she would like to see the buffer along her property. Mr. Kurpakus replied the plans are available to view at the municipal building during business hours.

Motion was made by Mr. McGeary and seconded by Mrs. Evans to table the Trinity Place Preliminary & Final Subdivision Plan to be rescheduled at the July meeting to allow the applicant to address outstanding engineering comments and the Parks and Recreation Committee to complete their review of the application and provide their recommendations. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. McGeary and seconded by Mrs. Evans to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:21 pm.