

PLANNING COMMISSION
APPROVED MINUTES
May 20, 2013 workshop
6:35 PM

In attendance: Jim Durborow, Chairman; John Schwab, Vice Chairman; Vince Lyons, Member; Garth Monaghan, Member. Members Jim Weeks, and BOS liaison Chris Amentas and Supervisor Ed Porter. Joe Perzan, and Fran Digian were absent.

Comprehensive Plan – Mr. Ray Ott, Ray Ott & Associates, stated that the Comprehensive Plan Committee should be made up of the Planning Commission Members, one member from each committee as well as one board member. Mr. Ott explained that the committee is required to meet eight times which should take approximately one to one and a half hours each meeting. The Planning Commission members agreed to conduct these meetings at their workshop meetings on the third Monday of the month, starting in August. Mr. Ott also explained that at the end of the project there has to be a public presentation of the plan, copies sent to adjacent municipalities, the school district and the County Planning Commission, hold a public hearing, and if there are any issues the plan will have to be revisited.

“Hope Community” – Mr. Durburow asked Mr. Ott to stay for the “Hope Community” presentation, and introduced Glen Bentley from the Chester County Planning Commission. Mr. Gill represented the proposed “Hope Community” as presented at the May 6, 2013 Township Planning Commission meeting. Mr. Bentley stated that the Chester County Planning Commission will review the proposed plan and submit their review to the Township Planning Commission. Mr. Lyons asked Mr. Gill if they think there is a sufficient need for this amount of housing for this part of the County. Mr. Gill replied that they think there is a need for affordable housing. Mr. Ott stated that on terms of the location is right; it is well within the growth boundaries for high density residential. Mr. Ott also stated that there is a need for affordable housing, there is not a need for general additional housing in the township according to the comprehensive plan. Mr. Ott stated that 6.8 density is really tight and concerns with people crossing Route 82, overflow parking; because the township currently has no parking on the streets, and believes that it is critical to have a strong Home Owners Association (“HOA”) for the success of this type of a community. Mr. Gill replied that “HOA’s” are currently using a professional management company to oversee the books and take care of the enforcement. Mr. Ott also stated that emergency vehicles will probably have trouble navigating the roads if there is even temporary parking on the streets. Mr. Durborow asked Mr. Sisk if a contaminate study been performed. Mr. Sisk replied “not on this property.”

Adjournment: Mr. Durburow made a motion to adjourn the Planning Commission at 7:27 PM. Mr. Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Denise Miller
Township Secretary