

PLANNING COMMISSION
APPROVED MINUTES
for the January 10, 2011 MEETING

Planning Commission Meeting

Called to order at 7:35 PM by

Ryan Ray, Chairman

In Attendance:

Ryan Ray, Chairman; Jim Durborow, Vice Chairman. Members: Fran Digian, Vince Lyons, Garth Monaghan, John Schwab, Jim Weeks and Township Engineer Chris Della Penna.

Appointment of Temporary Chair: Mr. Ray moved to appoint Garth Monaghan as Temporary Chair. Mr. Lyons seconded. Vote: unanimous.

Appointment of Chair: Mr. Monaghan moved to re-appoint Ryan Ray as Chairman of the Planning Commission for a 4 year term ending December 31, 2014. Mr. Lyons seconded. Vote: unanimous.

Appointment of Vice Chair: Mr. Monaghan moved to re-appoint Jim Durborow as Vice Chair of the Planning Commission for a 4 year term ending December 31, 2014. Mr. Weeks seconded. Vote: unanimous.

Minutes:

Mr. Ray moved to approve the December 6, 2010 Planning Commission minutes as presented. Mr. Durborow Seconded. Corrections to minutes: Jim Weeks was absent. The motion carried with corrections noted.

No Planning Commission meetings were held on October 4, 2011 and November 1, 2011. No approval of minutes necessary.

Ridgecrest Subdivision:

Adam Brower, P.E. of Edward B. Walsh & Associates and T. R. Moser were present to give an overview of the amended Ridgecrest subdivision. Mr. Brower opened the discussion. The site is at the corner of West Chester and S. Caln Roads, consists of 119 acres and was approved as a 72 lot under the Open Space Option Plan. There is public sewer and public water. Alternatives were looked at regarding eliminating one pump station on one property. Moser is looking at a different product. Mr. Brower mentioned that the original layout had presented several issues with the Township wherein property owners had no room for sheds, swimming pools, etc. The new plan changes the lot configurations to an average of 142' deep and 110' wide, comprising approx. 15,620 sq. ft. There is a 25' setback to open space as required with a back yard of 66 sq. ft. The backyard depth is now increased to 190'. The overall site remains density neutral. There is decreasing impervious that will offset the infiltration requirements. Open areas of land will be kept at the ends of the cul-de-sacs. Other plans include a stone/gravel parking lot, a soccer/playing field and a possible trail along West Chester Road to Brinton Station with an interconnection to S. Caln Road.

Mr. Ray questioned the gravity/pump station issue. Mr. Brower indicated that there would be no pump station and waste would be front discharged. Several issues were raised by PC members: snow removal methods in conjunction with street parking, availability of handicapped parking and the placement of lighting. Mr. Brower indicated he would look further into the open areas for snow removal. Lighting would be at three entrances only, as required by the HOA. Mr. Durborow asked how the children would have access to the playing/soccer field. Mr. Ray questioned the feasibility of having an area so that children would not have to walk near the main road. Other suggestions included a tot lot, linking the dead end trails back to each other, and a height specific berm and bushes for the walkway to the soccer/playing fields. Mr. Schwab questioned whether a permanent regrading could be done to prevent skidding at the intersection. Mr. Della Penna indicated that currently not enough money was available to do all the initially required work. The traffic design plan will see if any scaled down improvements can be made.

Mr. Durborow questioned parking spaces in driveways. Mr. Brower indicated there would be space for two cars. Mr. Durborow also questioned whether there would be enough space in the cul-de-sacs for emergency vehicle access. Mr. Della Penna mentioned there is currently 80' available for these types of vehicles.

Mr. Ray reiterated the issues for Mr. Brower to address: snow removal, sidewalks, walkways, paved trails, pumping station necessity and gravity and low pressure issues.

General Discussion:

Conrad DeAbreu asked if Moser's plans would be affected by the sprinkler system changes. Mr. Ray indicated that no approval had been granted, as all aspects had now changed. Moser would need to go through Mr. Della Penna and appear again before the Board of Supervisors. Mr. DeAbreu asked if the PC agenda could be posted to the township web site several days in advance so that residents could better plan their schedules if interested in attending. Mr. Ray indicated that the agendas change up to the last minute. Mr. DeAbreu felt there should be a rule stipulating a cutoff date for posting the agenda. Mr. Ray indicated he would be in touch with the Township Manager to discuss this issue.

Buddy Rhodes indicated that there should be a Supervisor liaison present at the PC meetings and the current lack of communication issue needs to be remedied.

Bob King asked about appointments and term limits to the PC and indicated there should be a policy in writing stipulating the exact terms and processes for new applicants. He indicated that the supervisors had previously made a recommendation in this regard. Mr. Ray indicated that the terms are set for four years. Mr. Ray stated that he was not aware of the recommendation by the Supervisors but he would further investigate the matter. Mr. King felt that a new applicant should be given an opportunity to serve when an existing member reaches their third term.

Adjourn: Mr. Schwab moved to adjourn the meeting. Mr. Monaghan seconded. Vote: unanimous. The meeting adjourned at 8:50 PM. No formal recommendations were made.

Respectfully submitted,

Barbara Ann Henry

Planning Commission Secretary