

**EAST PIKELAND PLANNING COMMISSION
AUGUST 10, 2015 MINUTES**

CALL TO ORDER

Chairman, John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Colarusso, John Schott, Rusty Strauss, Helena Van Vliet, Ed Cooley, Leo Kaercher, and Ron Hoinowski. The township engineer, Ed Latshaw was also present.

APPROVAL OF MINUTES

MOTION MADE BY LEO KEARCHER TO APPROVE THE JULY 13, 2015 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR; MOTION CARRIED.

OLD BUSINESS

Longview Development Group: 400 Westside Land Development Plan

Revised plans were reviewed by the consultants. Notable changes include center green space, crosswalks, retail building size, bus shelter location, relocation of sewer line, and grading. Trees are being provided on the Teter property instead of along the retaining wall, to provide better screening for the property owner. Renderings for the streetscape enhancements, decorative streetlights and bus shelter have not been prepared. The planning commission would like to preview those designs in an effort to establish a standard package for the corridor.

MOTION MADE BY JOHN SCHOTT RECOMMENDING PRELIMINARY AND FINAL APPROVAL OF THE LONGVIEW PLAN SUBJECT TO:

1. COMPLIANCE WITH LTL CONSULTANTS LETTER DATED AUGUST 7, 2015;
2. COMPLIANCE WITH THE THEURKAUF DESIGN AND PLANNING LETTER DATED JULY 27, 2015;
3. COMPLIANCE WITH CARUOLO ASSOCIATES LETTER DATED JUNE 19, 2015;
4. PLANNING COMMISSION REVIEW OF THE STREETScape PLAN, THE DECORATIVE STREETLIGHT FIXTURES AND THE BUS SHELTER DESIGN

THE MOTION ALSO INCLUDED A WAIVER FROM CHAPTER 22 PROVISIONS PERTAINING TO THE SERVICE LIFE OF A STORM SEWER PIPE; TO PERMIT USE OF HDPE PIPE WITH A 50 YEAR SERVICE LIFE.

MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

NEW BUSINESS

**EAST PIKELAND PLANNING COMMISSION
AUGUST 10, 2015 MINUTES**

Luludoli, LLC Minor Subdivision: 2200 Kimberton Road

Jerry Miller (Hopkins & Scott) prepared the plan. The Township is the applicant for the 3-lot subdivision, which will create a parcel of land for open space abutting Kimberton Park, and a residual lot that would be purchased by Kimberton Whole Foods to increase their lot area. No development is proposed.

MOTION MADE BY JOHN COLARUSSO RECOMMENDING APPROVAL OF THE LULUDOLI, LLC SUBDIVISION PLAN. MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

TIME CLOCK EXTENSIONS

None

CORRESPONDENCE AND COMMITTEE REPORTS

Conservation Development Incentive: Jonathan Gayl

Jon Gayl handed out a feasibility plan and summary of a potential redevelopment project along the 724 corridor that would incorporate the Aquilante, Benes, Snyder and Gatcha properties. . The plan would repurpose existing flex space into restaurants, entertainment and service establishments. Live/work units and apartments are also proposed. For the record, there are no agreements of sale with the landowners. Mr. Gayl insisted that the conservation development incentive fee is unreasonable for today's market. He also questioned the GFA (ground floor area) calculation method with respect to live/work units; and classification of passive versus active open space. Ed Theurkauf's July 27, 2015 response letter to a previous inquiry made by Mr. Gayl on this subject was reviewed, in which he agreed that the fee should be revised to reflect the current ordinance and economic conditions. A licensed real estate appraiser would assist with this effort. Ed was asked to provide direction on revising the fee schedule.

Sidewalk Subcommittee

No update

PUBLIC COMMENT

Laura Irwin reported that some clear cutting was being done on the Miller Pond property on Valley Dell Blvd. The zoning officer responded that the township is aware of it, and the property owner is within his rights to clear cut overgrowth, brush, invasive species and dead trees on the property. Mr. Colarusso explained that it is not a planning commission matter, and suggested she express her concerns to the Board of Supervisors.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING, SECONDED BY ED COOLEY. ALL IN FAVOR; MEETING ADJOURNED AT 8:10 PM.