

**EAST PIKELAND PLANNING COMMISSION
FEBRUARY 23, 2015 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Ed Cooley, Ron Hoinowski and Leo Kaercher. Also present was Zoning Officer, Kisha Tyler, Township Planner, Ed Theurkauf, and Kevin O'Hare, representing the Township Engineer.

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE JANUARY 12, 2015 MINUTES, SECONDED BY RUSTY STRAUSS. ALL IN FAVOR; MOTION CARRIED.

OLD BUSINESS

Longview Development Group: 400 Westside Land Development Plan

Fei Xue represented Longview, and advised the commission that they met with township staff to discuss and resolve a bulk of the items outlined in the review letters. There was some debate on the dumpster enclosure being defined as a structure, and it encroaching into a setback. Studio apartments are being considered, which may increase density but the overall number of units will not exceed what is allowed by the ordinance; landscaping will be done in accordance with the code, but exact placement and count tbd; building façade and details are under design and will be provided at a later date. A revised plan is in the works but may not be ready for the March meeting.

The township's traffic engineer, John Yurick (McMahon & Associates) gave a brief synopsis of improvements along Route 23/724 relative to the acquisition of the 422 spur right-of-way from PennDOT. No plan was provided. He explained in more detail the intersection and signal improvements proposed at Schuylkill Road and Rapps Dam Road in conjunction with this project. Intersection realignment, dedicated turn lanes, and signal upgrades are anticipated to provide a 20-30% reduction of delays. Fei asked if traffic impact fees on account with the township could be used to offset some of the intersection improvements. She was referred to the township manager. John Yurick mentioned that grant funding may be available for the complete streets concept. He was asked to look into it. A bus pull-off was suggested but additional right-of-way would be required. John Yurick felt that with the complete streets concept, the dedicated right turn lane would be sufficient for a bus to utilize without creating a traffic delay.

Requested SALDO waivers (E.B. Walsh & Associates letter dated 02/17/15)

- To combine the preliminary and final plan as a 1-step process §301.B
- **Not** to provide the following: §304.C.2(j) topographical details; §304.C.3 site analysis plan; §404.C.4 site context map; §306.D.4(b) utilities impact study; §306.D.4(c) fiscal impact study; §306.D.4(d) well withdrawal impact study; §306.D.4(e) historical impact study.
- Encroachment of a shallow basin within the right-of-way along Rapps Dam Road §309.B.2
- Reduction of the required right-of-way width to 55' along Rapps Dam Road §405.A

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- The Short EAI form was reviewed by the EAC and accepted/approved as a permitted waiver under §1862.2.B of the Zoning Ordinance.

The planning commission had no objection to the waivers, and also supported waiving traffic impact fees since road improvements are being made. Both parties agreed that other items may come up as the plan is revised.

MOTION MADE BY JOHN SCHOTT TO GRANT THE REQUESTED WAIVERS IN THE FEBRUARY 17, 2015 LETTER; AND SUPPORT WAIVING TRAFFIC IMPACT FEES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

Longview expressed concern about the future use of the access between them and the adjacent property (currently Fisherman's restaurant). Fei expressed their desire to be an active participant in discussions with the future developer, and have the opportunity to approve use of the access based upon what is proposed. The connection is designed as a connection between the two sites, and they don't want it to be used as a cut through to Rapps Dam Road. John S. advised that any development on the adjacent site would have to comply with egress methods onto Schuylkill Road. The planning commission agreed to discussion, but Longview would not be allowed to approve or disapprove the use of the access.

Historic Ordinance Amendment

A few of the PC members attended this month's HC meeting to voice their concerns about the proposed amendment and designation of historic resources. No response from the HC has been received. Kisha Tyler reported that the HC is going to review the list and will re-evaluate the criteria for designation of an historic resource.

Sidewalk Committee

A preliminary meeting was held to review the location of existing sidewalks within the township. Using google earth, it was determined that sidewalks are present in all townhome communities, 4 single-family residential developments, and along portions of Schuylkill Road.

Master Planner Program

John C. reminded the members of their obligation to obtain Master Planner Certification. The course information is provided in the packets monthly.

Zoning Hearing Board

The planning commission would like to be advised (and reminded) of upcoming appeals before the Zoning Hearing Board.

NEW BUSINESS

Kimberton Way Concept Plan (Charles Line)

A letter from Charles Line requesting the item be removed from the agenda was received. The planning commission did however agree that it is premature for a developer to present anything

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other than a by-right plan for the KR district at this time. Currently, the township is pursuing a grant to help facilitate overview and amendment of the KR provisions. Mr. Line will be advised.

TIME CLOCK EXTENSIONS

Gappa 3-Lot Subdivision: Time clock expires 03/04/2015

MOTION MADE BY JOHN SCHOTT TO GRANT A 90-DAY TIME CLOCK EXTENSION FOR THE GAPPA SUBDIVISION. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING, SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MEETING ADJOURNED AT 8:40 PM.