

**EAST PIKELAND PLANNING COMMISSION
JULY 13, 2015 MINUTES**

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE JUNE 8, 2015 AND JULY 6, 2015 MINUTES. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR; MOTION CARRIED.

OLD BUSINESS

Gappa Revised Preliminary/Final Subdivision Plan for 1120 Rapps Dam Road

Glen Kelczewski of Bercek and Smith Engineering presented the revised plan stating that the only change was that the existing residence on lot 2 would be demolished and replaced, and that this did not affect the subdivision. The applicant met with representatives from Longview on June 22, 2015 and made an agreement to provide a coordination of improvements for paving, curbing, and sewer lines along Rapps Dam Road. The review comments in the LTL letter of June 18, 2015 were reviewed.

Requested SALDO waivers:

- §304.C.3.e - to not provide the locations of existing trees with a caliper of 6” or greater for the entire site or for offsite areas within 500’ on the ERSA Plan
- §304.C.3.1 - to not provide existing utility locations within 500’ on the ERSA plan
- §304.C.7.b(11) - to not provide utilities located offsite within 100’
- §306.A.5.c - to not provide “during construction” stormwater calculations
- §306.B.7.e(4) - to allow the use of basin outlet storm pipes smaller than 15 inches
- §306.B.7.e(5) - to not use basin outlet storm pipe that meets PennDOT service life: PVC will be used instead
- §402.A.2 - to allow side lot lines not at right angles to the street

MOTION MADE BY JOHN SCHOTT RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE THE SUBDIVISION AND GRANT THE REQUESTED WAIVERS SUBJECT TO:

1. COMPLIANCE WITH THE JUNE 18, 2015 LTL REVIEW LETTER; AND
2. A LETTER OF AGREEMENT WITH LONGVIEW DEVELOPMENT GROUP FOR COORDINATION OF IMPROVEMENTS TO RAPPS DAM ROAD AND ESTABLISH ESCROW FOR THOSE IMPROVEMENTS.

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

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Kimberton Whole Foods Land Development Plan for 2140 Kimberton Road

Adam Bower of E.B. Walsh & Associates presented the revised plan. The June 25, 2015 LTL review letter and the June 26, 2015 Theurkauf review letter were reviewed. The addition of handicapped parking and improvements to the crosswalk across Kimberton Road were discussed.

Requested SALDO waivers:

- §301.B - to combine Preliminary and Final plan submissions
- §304.C.2.j - to not require offsite topographical information for 200' from the boundary
- §304.C.3 - to not require an Existing Resource and Site Analysis Plan
- §304.C.4 - to not require the Site Context Map
- §304.C.6 - to not require the Preliminary Resource Impact and E&S Control Plan

MOTION MADE BY JOHN SCHOTT RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE THE LAND DEVELOPMENT PLAN AND GRANT THE REQUESTED WAIVERS, SUBJECT TO:

1. COMPLIANCE WITH THE LTL LETTER OF JUNE 25, 2015; AND
2. COMPLIANCE WITH THE THEURKAUF DESIGN & PLANNING LETTER OF JUNE 26, 2015.

IT WAS FURTHER RECOMMENDED THAT THE SUPERVISORS OFFSET A PORTION OF THE TRAFFIC IMPACT FEE FOR THE SPEED TABLE TO BE INSTALLED BY THE APPLICANT. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR; MOTION CARRIED.

Longview Development Group: 400 Westside Land Development Plan

Artist renderings of the proposed green space areas on both parcels were presented. John Colarusso made suggestions for additions to the rear facade of the retail building on the North parcel to present a less austere industrial look. Longview has been in contact with the township engineer and the Gappa Subdivision representatives to coordinate improvements to Rapps Dam Road. Longview was reminded that the township is desirous of a continuous full overlay of the paving on Rapps Dam Road. It was determined that the two crosswalks at the Rapps Dam Road entrances will be replaced with a single intermediately placed one.

As there were too many details yet to resolve before a recommendation to the supervisors could be made, it was agreed that a planning commission meeting would be held on Monday August 3, 2015.

NEW BUSINESS

None

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TIME CLOCK EXTENSIONS

Gappa Subdivision: time clock expires 08/31/15

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 90-DAY TIME CLOCK EXTENSION FOR THE GAPPA SUBDIVISION PLAN. MOTION WAS SECONDED BY JOHN COLARUSSO. ALL IN FAVOR; MOTION CARRIED.

Kimberton Whole Foods: time clock expires 08/09/15

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 90-DAY TIME CLOCK EXTENSION FOR THE KIMBERTON WHOLE FOODS LAND DEVELOPMENT PLAN. MOTION WAS SECONDED BY JOHN COLARUSSO. ALL IN FAVOR; MOTION CARRIED.

CORRESPONDENCE AND COMMITTEE REPORTS

Sidewalk Subcommittee

The township is currently having TPD assist in applying for multimodal grants for sidewalks along the Route 23 corridor.

PUBLIC COMMENT

Peter Monahan, a residential developer, related that his group was interested in developing the Davis parcel. He was informed of the townships upcoming review of the KR district and he expressed interest in participation.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING, SECONDED BY LEO KEARCHER. ALL IN FAVOR; MEETING ADJOURNED AT 8:50 PM.