

**EAST PIKELAND PLANNING COMMISSION
NOVEMBER 9, 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 AND Leo Kearcher. The township engineer and planner were also in attendance.

John Colarusso thanked the members of the planning commission for their diligence in the review and approval of the Longview plan.

APPROVAL OF MINUTES

Minutes of the October 11, 2015 meeting were not available.

OLD BUSINESS

None

NEW BUSINESS

Cutler Subdivision Presentation

Richard McBride, Esquire represented The Cutler Group. Mr. McBride gave a briefing of the original court approved stipulation agreement and plan from 2005 for 250 single-family homes. The economic recession and other circumstances halted development of the tract(s). In 2014, the project was revisited, and negotiated revisions to both the plan and stipulation agreement were subsequently approved by the Board of Supervisors: 168 single-family homes and 164 singles for over 55+ community. Engineering details are being finalized. Additional stormwater management facilities and increased bmp's were added; the sanitary sewer line will be extended offsite to accommodate residential areas with failing septic systems; and two 50' right-of-ways are being provided for access to abutting tracts with the potential for future development.

In a tri-party agreement, PennDOT has agreed to relinquish the 422 spur right-of-way to the township in order to construct a new boulevard extending from Township Line Road to Route 23. Extensive road improvements and signalization are proposed at the Route 23/724 junction. The township is in the process of obtaining the additional right-of-way necessary for the redesign. No improvements to Snyder Avenue are proposed in hopes that it will deter residents from using it as a cut through to Route 724. Phoenixville Borough will need to align any future road on their side of Township Line with the boulevard.

Completion of the boulevard and road improvements is anticipated for Spring 2016. Home delivery would be Fall 2017. Toll Brothers is the anticipated developer of the 55+ community, and may possible develop the other homes as well.

TIME CLOCK EXTENSIONS

Condign land Development Plan; time clock expires 12/07/2015

The planning commission wants Larry Shontz attend the next meeting to give an update.

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MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 180-DAY TIME CLOCK EXTENSION. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

CORRESPONDENCE AND COMMITTEE REPORTS

None

PUBLIC COMMENT

None

ADJOURNMENT

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING, SECONDED BY RUSTY STRAUSS. ALL IN FAVOR; MEETING ADJOURNED AT 7:40 PM.

Immediately following the meeting, the planning commission continued their workshop series for the KR zoning amendments.