

Pledge of Allegiance

Present:

Present at the meeting: Ryan Lemke, Bob Mitall, Ed Patrick, James Olszewski, Anthony Livecchi and Jayne Hoy (by phone). Also in attendance were Chief Administrator Jim Morrison and Council Liaison Carl Stepanovich.

Absent: Chris Kerns

Re-Organization of the Commission: Ms. Hoy nominated Bob Mitall for Chairman of the Commission, seconded by Mr. Patrick. Mr. Patrick nominated Jayne Hoy for Vice-Chairman, seconded by Mr. Lemke. Mr. Mitall nominated Ed Patrick as Secretary, seconded by Mr. Olszewski. Mr. Patrick nominated Ryan Lemke as Vice-Secretary, seconded by Mr. Livecchi. Upon a roll call vote: Mr. Lemke – yes, Ms. Hoy – yes, Mr. Mitall – yes, Mr. Patrick – yes, Mr. Olszewski – yes, Mr. Livecchi – yes. All nominations being approved, Mr. Mitall chaired the meeting.

Approval of Minutes: Mr. Patrick moved to approve the Nov. 3, 2020 minutes (which had been tabled at the December meeting); Mr. Lemke seconded. All voted aye. Motion approved. Ms. Hoy had 2 minor corrections to the December 3, 2020 minutes. Mr. Lemke then moved to approve the Dec. 8, 2020 minutes, seconded by Mr. Patrick. All voted aye. Motion approved.

Public Comment: None.

Old Business:

- 1. The “Regan Ridge Villas” Application, an 8.14 acre parcel of land located at the intersection of Manor Road (State Route 4026) and Wilson Road (Township Road T-708). The proposed development includes 18 villa units and conversion of the existing barn to an activities center. The limit of disturbance is approximately 8.21 acres. Tax Parcel 49-21-00-0-087, Bushy Run Investments, LP.**

Raymond Gusty of Fahringer, McCarty, Grey, representing the project, noted that, at the December meeting, there was a comment about the Wilson Road re-alignment and a drawing was sent to Mr. Morrison showing the re-alignment at the Wilson/Manor Roads intersection. He added that it doesn’t have to be done until the Executive Park starts and is not required for the variance. The other comment at the December meeting related to the distance between Alexander Court and the Boulevard to the Executive Park. The Boulevard was adjusted to get the 125’ distance required by the ordinance. Plans have been submitted to FTMSA for sanitary sewers; MAWC for water; and they are in the process of submitting for the NPDES permit. Mr. Gusty said there was another issue regarding height, which was addressed, and the grades around the base of the villas have been adjusted to get to the 40’ height. Mr. Mitall asked for confirmation from staff that the height has been met. Mr. Morrison read the

definition of building height. Mike Bush, the architect that designed the building, explained the drawing showing the elevations from different grades. He said there are low-cut units (which come all the way to the ground) and high-side units (which are cut into the hillside) and they were able to raise the grade up on the low-side units so they would be at 40' height or a bit less on an average grade. At this point, all units will comply with the ordinance. Mr. Mitall said that a variance won't be needed. Mr. Bush said that is right.

Mr. Mitall asked Mr. Gusty if he had seen the briefing with the conditions attached. Mr. Gusty said he has seen it and has addressed the comments in a response letter sent to Mr. Morrison. Mr. Mitall asked if the yellow highlighted issues have been resolved. Mr. Morrison said that the issues highlighted need to be resolved. That was sent to Mr. Gusty for a response, which was provided. Mr. Gusty addressed: a permit required for access to state highways; cross-section of streets was provided; wetland information was provided. The other highlighted items were either not addressed or did not need to be addressed. Mr. Gusty explained that, for example, the NPDES permit application has been submitted and will be provided upon receipt.

Mr. Mitall asked if this is a preliminary or final application. Mr. Gusty said it is a final. Mr. Mitall wanted to clarify that this will be a Municipal street and the Municipality will own the street and all drainage facilities. Mr. Gusty said that is correct. Mr. Mitall asked if there will be a Homeowners' Association. Mr. Gusty replied yes. Mr. Mitall said that will have to be part of the covenants and restrictions in the deeds and added that he believes staff has some guidelines on how that is to be handled. Mr. Gusty said those covenants haven't been submitted yet but is in process.

Mr. Mitall said there are some comments from the Environmental Advisory Committee regarding roof drains going to BMPs. Mr. Gusty said they could take the roof drains from the back units to the proposed swale which goes to the rain garden. The others have to be connected to the storm sewer system and there are easements on each of those.

Mr. Mitall went through the highlighted comments and noted that they still need NPDES approval; approval from FTMSA; approval from MAWC; no state HOP permit is needed. Mr. Gusty said they will need an HOP permit from PennDOT because they are tying into an inlet on Manor Road, which is a PennDOT road, for the infiltration basin. He noted that Wilson Road is a Municipal road so no HOP will be needed.

Mr. Morrison advised that the outstanding issues are all those listed under "Conditions" in the briefing under Roman numeral VI. Mr. Mitall reviewed these conditions to assure that Mr. Gusty was aware of them. Mr. Mitall questioned the fee-in-lieu condition and asked if the fee was \$600 per unit because they are townhouses. Mr. Morrison said that was correct. Mr. Gusty advised that Mr. Fusting has agreed to pay into the fund. Mr. Mitall asked what kind of street lights were going to look like. Mr. Gusty said they provided information on the lights with the response letter. Mr. Mitall asked if a planning module has been submitted and was advised it was.

Mr. Livecchi asked if the plan for the future project was shifted a bit in order to get the road to the 125' and was told that was correct. He said there was some discussion about a utility pole and asked if that was unchanged. Mr. Gusty noted the utility pole on the plan and said that was why the road had to be shifted. Mr. Mitall said Mr. Kerns was not in attendance but always asked where the mailboxes would be located. Mr. Gusty said they will make a pull-off area for the boxes and pointed to an area on the plan. Mr. Morrison said that providing a paved pull-off area for the mailboxes will be added as a condition. A question was asked about the barn and what was going to be done with it. Mr. Gusty said he's not sure but it's probably going to be some type of activity center. Mr. Morrison asked if it was going to be part of this development. Mr. Gusty said it will be part of some future phase, probably Phase IV. Ms. Hoy asked if the barn was going to have lighting, what will be the square footage, how much parking will be needed? Mr. Gusty said they haven't decided what the barn will be used for and will just stay as a barn for right now. Ms. Hoy said the entrance to the barn looks very close to the Manor/Wilson Road intersection and asked what the distance is. Mr. Mitall said it has to be 125 feet. Ms. Hoy said it doesn't look like it. Mr. Gusty said they will have to look at that. Ms. Hoy asked if this will have to come back before the Commission before they start working on the barn. Mr. Mitall said yes. There was additional discussion on the barn, the entrance and parking. Mr. Gusty said it is only shown on this plan because they needed to make the grades and storm water work. Mr. Mitall asked if the parking lot was going to be installed and landscaping done. Mr. Gusty said if the barn is not going to be used yet, they would probably not put the parking in yet. It would be graded for future parking. Mr. Mitall asked if the E&S plan takes into account that it's going to only be graded, not paved. Mr. Gusty said he would have to go back and look at that. Mr. Mitall said the parking, road access, etc. has to be cut off from this application and it would have to be noted on the plan that parking and landscaping is not going to be installed with this phase.

Mr. Patrick said he thinks the members need some assurance that the entry will meet the requirements and it should probably be shown. Ms. Hoy's main concern is the distance from Manor Road to the entrance into the barn and asked Mr. Gusty if he had a dimension on that. Mr. Mitall asked if there was a turning lane off of Wilson, so there are three lanes there. Mr. Morrison said the intersection is a dogleg and is 110' and 125' is needed. Ms. Hoy said the illustration doesn't show the dogleg like Exhibit A which was provided to the members. There was discussion on Exhibit A included in the packet. Mr. Gusty measured it and said it's close to 120' so the parking lot entrance will need to be bumped up a bit. Mr. Gusty said the parking lot and barn will be part of a future phase and it was shown on the plan because of the grading around it. Mr. Mitall said, from the Municipality's standpoint, they need to know if this is part of the application or not. Mr. Gusty said it could be left off and will be a future phase. Mr. Morrison asked if the trail around the "putting greens" (meadows) is part of a future phase or this development. Mr. Gusty said that they would probably put that in now. Mr. Mitall said that it would have to be noted somehow what is future and what is now. Mr. Gusty said they could add that the barn and parking are a future phase.

Mr. Mitall asked what landscaping was to be done in this phase; Mr. Gusty indicated on the drawing and said that you could draw a line (indicating around the barn area) and say that is a future phase. Mr. Mitall said that would be helpful. Mr. Morrison asked if they were to anticipate grading on the non-townhouse development portion of the property, meadow field

planning, walking trail, trees along Wilson and Manor. Mr. Gusty said that was correct. Mr. Morrison said a letter stating the scope of work would help and a designation on the plan. Mr. Gusty said they could do that.

Mr. Mitall said there are 17 conditions in VI, and added paved pull-off area for mailboxes to be approved by the Municipality, a letter and comment on the drawing boxing out the barn area and associated parking in a future area. They would also have to specify somehow how the grading will be done. Mr. Mitall asked if there were any other conditions. No one had anything to add. He then asked if the Planning Commission was of a mind to recommend this to Council. Mr. Morrison mentioned that documents regarding lighting were attached to the response letter. Mr. Mitall asked about the height of the lights. Mr. Gusty said he believes it is 14' but would have to check again.

Mr. Patrick moved to recommend forwarding S-10-20 to Council for approval with the conditions as delineated earlier. Ms. Hoy seconded.

A member of the audience approached, indicated his residence on the drawing and said his concern is with the landscaping. He said there is a natural tree line (indicated on the map) that covers the back hill down to the patio homes and would like it on the record that the tree line will stay in. Mr. Mitall asked Mr. Gusty if that was correct and he responded that it was. The resident said he didn't want to come home and find all the trees cut down. Mr. Mitall asked if they had Mr. Gusty's assurance that the tree line will remain intact. Mr. Gusty responded but didn't have the microphone and it wasn't clear. Mr. Mitall asked if there could be a note made on the drawing. Mr. Morrison said it could be added as a condition and said that the trees are behind units 11 and 12. Ms. Hoy said the condition regarding mailboxes was #18, the letter about the barn was #19, so this would be condition #20. Mr. Morrison asked if Mr. Patrick agreed to adding that to his motion; Mr. Patrick agreed and Ms. Hoy seconded.

There being no further discussion, all members voted aye to forwarding this to Council. Motion approved.

Other Business: None.

Adjournment:

Mr. Patrick: Moved to adjourn at 7:38 p.m.

Mr. Lemke: Seconded

Motion Approved: 6-0