

Pledge of Allegiance

Present:

Present at the meeting: Council Liaison Carl Stepanovich, Ryan Lemke, Jayne Hoy, Bob Mitall, Edward Patrick, James Olszewski, Anthony Livecci, and Chief Administrator Jim Morrison.

Absent: Chris Kerns

Approval of Minutes: Ms. Hoy moved to approve the July 13, 2021 minutes; Mr. Patrick seconded. All voted aye. Motion approved.

Public Comment: None

Old Business

- 1. A Discussion concerning the proposed re-zoning of five properties located at 4725,4765, 4769, 4771 and 4785 Old William Penn Highway from M-U Mixed Use to B Business.**

Charles Hergenroeder, Esquire is the representative speaking on behalf of the re-zoning properties. Mr. Mitall stated that Standard Bank has been purchased by Dollar Bank and they will be vacating the building and no one has any plans for it yet. Mr. Hergenroeder said that it will not be another branch bank. Mr. Hergenroeder further stated that he spoke with Dr. Loyacona (orthodontist/oral surgery center), and he's okay with the re-zoning and he asked for his to be re-zoned, even though his building will not be in succession with the use. Mr. Hergenroeder said that he also represents Dollar Bank and they filed an application for re-zoning.

The zoning map was presented and a discussion was held regarding all the parcels south of School Road that are zoned MU to see if they should be re-zoned to B zoning as well. Ms. Hoy made a motion to schedule a public hearing at the earliest possible day, in conformance with MPC Guidelines, regarding rezoning all of the properties south of School Road, Mr. Olszewski seconded. All voted aye. Motion approved.

Mr. Morrison stated that the property owners will be notified and the properties will be posted as part of the MPC Requirement, and all the adjacent properties within 300 feet will be notified of the rezoning.

New Business

- 1. A Discussion concerning SP-4-21, MAGAM Investments, a major land development consisting of a mixed use building of eight apartments and retail space, Kistler Road and Route 22, 3.567 acres, M-U zoning, tax parcel 49-15-10-0-027.**

Chris Hamm from KDH Consulting Engineers is the representative speaking on behalf of Kistler Place. Mr. Hamm stated that they have been working on this parcel for a couple of years now. Mr. Hamm advised that last year they had the parcel rezoned from B to MU to allowed the proposed use, which would be the first floor would be boutique business retail and the second floor would contain eight 2 bedroom apartments. The plan was presented and Mr. Hamm stated that the one item that he wanted to discuss was garages for the eight 2 bedroom apartments. A lengthy discussion was had between the definition of a garage and the definition of a carport and It was agreed upon the term “open garage”. Ms. Hoy made a motion to forward this matter onto council with the planning commission’s recommendations that all the items listed in yellow be addressed, that the applicant discuss with council the “open garage” issue, light standards, landscaping, and one foot modification. Mr. Patrick seconded the motion. All voted aye. Motion approved.

- 2. Consider a recommendation on S-8-21, Kotewicz/Neff Subdivision, a minor subdivision of property located at 4016 Hills Church Road, tax parcel 49-11-00-0-013.**

Mr. Mitall stated that this is a lot line revision. Mr. Morrison stated that there are 3 or 4 items that need to be cleaned up. Ms. Hoy made a motion to forward this matter onto council with the changes that are noted in the briefing. Mr. Patrick seconded motion. All voted aye. Motion approved.

- 3. A Discussion concerning Redstone Highlands request for review of density options for a proposed apartment development, Cline Hollow Road, Parcel 13, 36.857 acres, R-2 Zoning District, Cline Hollow Road.**

Jonathan Garczewski from Gateway Engineers is the representative speaking on behalf of Redstone Senior Presbyterian Care. Also present is John Dixon from Redstone Highlands. Mr. Garczewski stated that over the last year to year and a half they have worked with Redstone Highlands to develop the 36 acre vacant, wooded, topographically challenged piece of land that’s located east of their current facility. Mr. Garczewski further stated that they’ve looked at several options for that piece of property, such as single family villas, townhomes or apartment use. Mr. Garczewski further goes on to state that the existing campus is zoned R-3, where apartments are permitted use. The 36 acre adjacent vacant property, which is zoned R-2 in which the

apartment use is not permitted, so he'd like to discuss the possible options for the development of this property. The first option Mr. Garczewski discussed was to re-zone the vacant property from R-2 to R-3 and we would be permitted by rights to build the apartments with a maximum potential density of 216 units. The second option are through the PRD, utilizing the environmentally sensitive calculations, we'd be able to construct 47 units or utilizing the straight zoning application under the PRD ordinance, we'd be permitted to build 80 units. Mr. Mitall stated that they would have to demonstrate how many units they can get. Mr. Morrison advised that they come back for an advisory meeting once they have the layout of the 80 lots on that property.

PUBLIC COMMENT

Stephanie Wedge from 5055 Sequoia Court stated a few representatives from the neighborhood were curious as to what access they should be anticipating from the development because there are two to three cul-de-sacs that are dead end, there are no access into the neighborhood. Mr. Mitall stated that all they're proposing is access through their present development. Ms. Wedge said they are glad to hear that but she understands that plans can change so they would like to keep informed and up to date. Mr. Mitall stated that there is a possibility that when Jonathan Garczewski gets to work on his plans to show how many lots he can get, he may show roads to prove that he can do an 80 lot normal subdivision, but that is not their intent.

G. **Other Business**

H. **Adjourn**

Other Business: None.

Adjournment: Mr. Patrick: Moved to adjourn at 8:30 p.m.

Ms. Hoy: Seconded

Motion Approved: 6-0