

**Planning Commission
Minutes
December 6, 2021
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Patricia Younce
Dennis McGeehan
Douglas Leach
Nancy Becker
Matt Chartrand

Absent:

Ed Buonocore

Staff:

Carolyn Shisler, Asst. Zoning & Planning Officer
Jennifer Guckin, Director of Community Planning and Code Enforcement
Mary Stover, Township Engineer CKS

Supervisor Rich Marino was present.

Approval of the November 1, 2021 Planning Commission Meeting Minutes

Ms. Becker made a motion to approve the minutes with minor revisions. Mr. Vavra seconded. All were in favor. Ms. Younce and Mr. McGeehan abstained.

New Business:

LD 830 Schempp Property - Preliminary and Final Subdivision
Presented by: Susan Rice, PE

Ms. Rice presented the lots and the location and explained the plan to subdivide this lot. The lot is located on the corner of Snyder and Weikel Roads.

Ms. Rice went over the condensation and the proposed lot division creating one flag lot for future building, and another buildable lot on Snyder Road. It also brings the existing lot on the corner to a smaller lot configuration. Ms. Rice asked if there were any questions before going over the review letters.

Ms. Rice went over the three review letters. She stated they are all a "will comply" with the comments in the Gilmore & Associate review letter. Ms. Rice stated there were some comments on the McMahon review letter and they would be requesting a waiver for comments 1 and 2.

Ms. Rice then went over the CKS Engineer review letter and stated they will comply with most of the comments and will be requesting waivers for several of them also. She explained they are a will comply for the grading comments made.

Mr. Chartrand asked about the existing tree noted on the plan and if it would require approval for removal. Ms. Stover stated the tree is a 24" diameter and will need Board of Supervisor approval to remove.

Ms. Rice went over the waiver request letter dated December 3, 2021 with the Planning Commission members. She stated they are requesting eight waivers/deferrals and explained each one in detail.

Mr. MacKay stated the Planning Commission is not planning on giving deferrals for the sidewalks. Ms. Younce explained the Planning Commission members would entertain a recommendation of a deferral in the past, but now the Planning Commission is trying to work on the future and to not allow or recommend deferrals.

Mr. Chartrand further explained that in the past the Planning Commission has granted a deferral but have never given a waiver for sidewalks. Mr. Chartrand stated the Township did have a fatality a few months ago and he feels this has brought a lot to light to the subject of sidewalks. Mr. Chartrand stated the Planning Commission would like to plan sidewalks for the future. There was a discussion regarding the sidewalk placement on that corner lot. Mr. Chartrand stated he is ok with the sidewalk being close to the house. There was discussion regarding frontage and the sidewalks not making sense and public safety.

Mr. Chartrand would be ok with connecting sidewalks to where it makes sense.

Ms. Schempp stated she is interested in keeping this green and not putting more concrete. Ms. Schempp stated the sidewalks do not make sense along with the cost to move utilities.

Ms. Younce reiterated the concern and Mr. MacKay stated they feel they can put sidewalk in without moving utilities.

The Planning Commission discussed the lot on the corner and the connectivity issue.

Mr. Schempp stated he will change it all if he can just get the lot line changed that was recorded wrong back in 1950's. Mr. Chartrand stated if they choose to change their plan that is up to them. He stated they are a recommending body and if they choose to go to the Board and they choose to override the Planning Commission, they can do so.

Ms. Younce made a motion that the Planning Commission Members recommend to the Board of Supervisors the preliminary and final plan for LD 830 Schempp Property subject to the CKS review letter dated November 23, 2021, The McMahon review letter dated December 1, 2021, The Gilmore and Associates review letter dated November 20, 2021, Suburban Lighting review letter dated November 18, 2021, and subject to the following regarding the waiver requests:

- 1 No waiver to be granted
- 2 No waiver granted but instead the consultant recommendation be followed
- 3 Waiver granted
- 4 No waiver or deferral
- 5 Recommend a deferral
- 6 Waiver granted
- 7 Waiver granted
- 8 A waiver is not required if an aerial plan will be provided

Ms. Becker seconded. All were in favor.

**LD 826 Dock Woods Health Care Addition and Renovations Final Plan
Presented by Carl Weiner, Attorney**

Mr. Weiner stated they are here with they final plan and explained the proposed addition and that there are no changes in staff or number of residents.

He stated they have already received preliminary approval from Planning Commission and the Board of Supervisors.

Mr. Weiner went over the letter from CKS Engineers and the few issues that were highlighted. They have identified 8 trees that will need to be replaced and per their discussion they will be replacing the trees. Mr. Weiner stated as far as subdivision and land development they will comply and work out an agreement with the Township regarding the fee for this addition.

Mr. Weiner went over the storm water comments and stated the applicant will comply. He referred to item 3A and the drainage time DEP allows of 72 hours, whereas the Township standard is 12 hours. Most of the basin disperses within this time, but there is a portion of this that is a rain garden that takes longer. Ms. Stover stated as long as they can comply with item B, she is OK with it.

Mr. Weiner stated the rest of the comments are all a will comply.

Mr. Weiner went over the Gilmore and Associates letter and the applicant provided information to them regarding showers in each of the resident's rooms and stated there is no need for another usage.

Mr. Weiner went over the McMahon and Associates letter and stated they agree with item 1 and 2 they agreed and will comply.

Mr. Weiner explained the Fire Marshal has reviewed the plan and they have received a letter of approval from Keystone Services. Mr. Weiner stated that Suburban lighting approved the lighting plan.

Mr. Weiner asked for a recommendation from the Planning Commission to the Board of Supervisors for final plan approval due to the terms in the CKS Engineer letter.

Mr. Chartrand explained the comment in the CKS letter regarding the water disbursement is the only issue requiring a waiver request for 3A, if they comply with 3B.

Mr. MacKay asked for a recommendation from the Planning Commission.

Ms. Younce made a motion to recommend to the final plan approval to the Board of Supervisor following the following review letters:

The Gilmore & Associates letter dated, November 19, 2021.

The McMahon Review letter dated, November 30, 2021.

The Keystone Services letter dated, August 2, 2021.

The Suburban Lighting Consultants letter, dated August 17, 2021

The CKS Engineers review letter dated December 1, 2020 and to approve a waiver request of section 3A if they comply with section 3B.

Mr. Vavra seconded. All were in favor.

Any additional comments

Mr. Vavra asked about the accident on Allentown Road and if they could find out what happened or get a police report. Ms. Younce asked about putting it on an agenda for the Board of Supervisors. Ms. Guckin stated she can discuss this with Don Delamater. Ms. Stover suggested this be put on the Public Works committee meeting.

There was a discussion regarding the curve at Allentown Road, what can be done, and if there should be a traffic Engineer study.

Mr. MacKay asked if any other business and hearing none, Mr. Vavra made a motion to adjourn.

Ms. Becker seconded.

All were in favor.

Respectfully submitted,



Carolyn Shisler

Towamencin Township

Planning Commission Secretary/ Asst. Zoning & Planning Officer