

**Planning Commission
Minutes
June 6, 2022
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Patricia Younce
Nancy Becker
Joseph Gibbons
Ed Buonocore
Dennis McGeehan
Douglas Leach

Absent:

Matt Chartrand

Staff:

Carolyn Shisler, Asst. Zoning & Planning Officer
Mary Stover, Township Engineer CKS

Supervisors Rich Marino and Charles Wilson were present.

Approval of the May 02, 2022 Planning Commission Meeting Minutes

Ms. Becker made a motion to approve the minutes after taking the word “not” out on page 3. Mr. Vavra seconded. All were in favor. Mr. Leach and Mr. McGeehan abstained.

New Business

ZA 2022-01 Zoning Text Amendment – Mainland Golf Course

Presented by: Mr. Carl Weiner

Mr. Weiner explained the parking that exists and explained the zoning amendment they are requesting in order to adjust the parking requirements and parking ratios for golf courses with eating places. He feels the applicant’s current spaces of 192 and an additional 18 at the 9th hole has never been an issue and will be sufficient.

Mr. Weiner stated they have review letters from CKS and McMahon to go over and he described the current parking available at the golf course. He stated they do not agree that another traffic study is needed.

Ms. Younce asked the applicant if the Planning Commission is being asked to recommend this to Board of Supervisors and if so, is it possible for them to come up with the language now for the recommendation.

Ms. Stover stated they can recommend it to the Board of Supervisors if they come up with language that includes and covers enlarging the building. She stated that the 11 parking spaces per hole is current if there is an eating facility, so now they need a formula for any additions.

Mr. Buonocore asked if the applicant plans to enlarge, would this be addressed at a Land Development application and Ms. Stover stated yes. She suggested 1 per 50 square feet over 9,000.

Ms. Younce made a motion that the Planning Commission members recommend to the Board of Supervisors to approve the zoning text amendment for Mainland Golf if the applicant can come to an agreement with the township for the language of an eating establishment over 9,000 feet. Ms. Becker seconded. All were in favor.

SLD 830 - Schempp Properties, Preliminary & Final Subdivision

Presented by Ms. Susan Rice

Ms. Rice showed a redesigned plan for the previously proposed subdivision. She stated that after the last Planning Commission meeting the applicant decided they did not want the 5th lot. Ms. Rice explained they are now presenting a four-lot subdivision. She showed a colored map of the proposed lot divisions. Ms. Rice explained there will be no changes or buildings added, and that it looks the same as it does today after subdivisions. She stated the applicant made revised plans based on the last meeting and all of the comments are a will comply, except for 5 waiver requests below:

1. Road widening Snyder Road waiver request
2. Sidewalks Snyder Road & Weikel Road waiver request
3. Curbs on Snyder Road and Weikel Road waiver request
4. Trees/street trees and request to use the existing trees waiver request
5. Class A buffer along Snyder Road waiver request

Mr. Buonocore asked about the house on lot 4 and Ms. Rice explained it is an existing structure with existing outbuildings and barns.

There was discussion regarding the sidewalks and curbs. Ms. Rice stated she did not understand this and showed an aerial of the properties and that no sidewalks or curbs exists, and nothing is changing. She stated no pedestrian connectivity is possible and that it is a lot of sidewalks to maintain for the only use of the residents and not pedestrians.

Mr. MacKay explained that for the curbs and sidewalks the Planning Commission members will not issue waivers; he stated in the past they have issued deferrals, but do not want to do that either. Ms. Stover stated the sidewalk may not make sense at this site and suggested a possibility of a fee in lieu or using the curbs/sidewalks somewhere else.

Ms. Younce asked if it is possible for the Planning Commission to recommend a fee in lieu or deferral with escrow.

Ms. Becker stated she would like the sidewalks installed.

Mr. McGeehan asked if a fee in lieu could be used somewhere else.

Ms. Younce isn't sure if fee in lieu is possible but suggested the Township check into it.

Ms. Stover stated the Planning Commission members could make a motion for a fee in lieu, if it is an option, or require the sidewalks if it is not.

Mr. MacKay suggested the Planning Commission can word it like Ms. Stover stated. Ms. Younce stated the Planning Commission has done this for trees, but she does not know if that's possible for sidewalks. There was a discussion regarding sidewalk fees and the fact that the members are against deferring and want to recommend the sidewalks and curbs be placed.

Ms. Rice discussed the other waiver requests with the Planning Commission members.

Ms. Younce made a motion that the Planning Commission members make a recommendation to the Board of Supervisors that the revised preliminary and final plan of Schempp Properties SLD 830 be approved subject to the CKS review letter dated May 31, 2002, the McMahon review letter dated May 31, 2002, and the Keystone Municipal Services, Inc. review letter dated June 2, 2022. And with recommending the following waiver requests as follow: 1. A waiver of the requirement to provide road widening along Snyder Road they recommend a deferral with escrow. 2. No waiver or deferral for sidewalk installation. 3. A deferral, not a waiver for curb installation on Snyder and Weikel Roads with escrow. 4. A waiver request for the requirement of street trees with a provision that if any trees die, they must be replaced. And 5. A waiver from the requirement that a Class A Buffer be provided adjacent to the feeder street.

Ms. Becker seconded. All were in favor. Mr. Leach abstained.

SLD 821 – Belfair Square, Preliminary & Final Land Development

Presented by Mr. David Caracausa
And Mr. John Koutsouros, PE

Mr. Caracausa presented the plan for preliminary and final approval for land development for Belfair Square. He explained the 4 quad townhouse buildings he proposed. In addition, the property is wrapped with sidewalk inside and complete circulation for the off-street parking. Mr. Caracausa showed the layout and the parking. He explained the covered parking spots will be sold with the houses. Ms. Younce asked what if someone wanted 2 spots and Mr. Caracausa said they would only be permitted to purchase one until all the homes were sold.

Mr. Caracausa stated there is a review letter from CKS and majority of the comments are a will comply. He explained his engineer, Mr. John Koutsouros, is present to go over the comments they cannot comply with and will need to request waivers from the Planning Commission.

Mr. Koutsouros went over the letter with the waiver requests dated June 6, 2022.

Mr. MacKay asked the Planning Commission members if they had any questions.

Ms. Stover stated she isn't sure if the storm water is going to work, there is a buffer issue and many other issues. Mr. Caracausa explained that he will be happy to clean up the plan and get Ms. Stover more details.

Mr. Buonocore asked about a filter bag and Mr. Koutsouros explained this process that the filter bag is for muddy water before it goes out into the grass. Ms. Becker asked about the Montco review letter dated June 3, 2022. She said they have concerns about the development as commercial. And Mr. Caracausa stated this is a residential development. Ms. Becker asked where the small parcel is and was it dedicated open space. Mr. Caracausa showed this on the plan.

There was a discussion regarding open space and paths on the plan. Mr. Buonocore asked if the kids can get to the open space area and Mr. Caracausa explained that it is a wooded area. Mr. Leach wanted to know if there is a fence around the basin and there was a discussion regarding fencing. Mr. MacKay explained that the Planning Commission members need more details, but they are ok with the waivers being requested. He stated they will see him at the next meeting.

Additional Business

Mr. MacKay asked if Simone Collins could stop by for an update regarding the sidewalk study and if the solicitor was asked about the "fee in lieu" for sidewalks.

Ms. Younce asked about the Wawa and if there was an update on the legal outcome. Ms. Stover stated they are proceeding with PennDOT permits.

Mr. Vavra asked about the \$150,00 fee collected from WB Homes for the Thorndale development for road improvements and the status of where these funds were used.

Ms. Becker asked if the Planning Commission members response and input went to the county for the sidewalk study and Ms. Stover stated yes.

Mr. MacKay asked if there were any other items or concerns. Hearing none, Mr. Vavra made a motion to adjourn, and Ms. Becker seconded. All were in favor.

Respectfully submitted,



Carolyn Shisler
Towamencin Township
Planning Commission Secretary/ Asst. Zoning & Planning Officer