

Richland Township Planning Commission
Minutes
July 18, 2017

The meeting was called to order at 7:06pm by Gwen Simek.

Roll Call was taken. Planning Commission members present: Chris Fennell, Matt Walsh, Gwen Simek and Ed Whitham (Ed arrived at 7:10pm)

Township Staff Present: Rich Brittingham, Asst. Twp. Mgr./ Zoning Officer; Linc Treadwell, Township Solicitor; Mike Beuke, Boucher & James

Approval of March 21, 2017 Minutes

Motion: Chris Fennell made motion to approve the March 21, 2017 Minutes. Matt Walsh seconded the motion. All in favor, motion carried.

Development

1. Greenway Development- Amended Conditional Use

Modified plan reduced density to 278 units - 180 midrise units 98 town houses with less impervious cover, and smaller scale buildings. Greenway's overall plan includes extending Ronald Regan Dr. to Station Road including an at-grade, modern railroad crossing and roundabout. Parking still meets minimum zoning requirements. Gwen urged parking to be reevaluated and add more parking. Nothing regarding flood plain has changed and has been conditionally approved by FEMA. After the project is complete they will send an as-built to FEMA to approve the as-built conditions. There is adequate site distance the new railroad crossing is at-grade intersection. Fire Marshal had no comments on the amendment.

New/Old Business- None

Public Comment: Jane Steeley, 302 Station Rd. is concerned about the roundabout and wants to be reassured she will have access to both parcels. Greenway believes the roundabout will have very little impact on the Steeley property, but will address concerns in the Amended Land Development Plan.

Motion: Chris Fennell made motion to recommend approval to the Board of Supervisors for the Amended Conditional Use application subject to the following:

1. Compliance with the Boucher & James, Inc. Amended Conditional Use letter dated 7/5/2017
2. Compliance with the Quakertown Area Planning Committee memo dated 7/13/2017
3. Compliance with all Zoning and Subdivision and Land Development Ordinance requirements.
4. Compliance with the regulations of all municipal and governmental agencies having jurisdiction.
5. Compliance with any conditions of any Zoning Hearing Board Decisions.
6. Compliance with any conditions of the Land Development Approvals.
7. Compliance with the Gilmore & Associates review letter dated 12/21/2015

Matt Walsh seconded the motion. All in favor, motion carried.

Adjournment

Motion: Chris Fennell made a motion to adjourn the meeting at 7:48. Matt Walsh seconded the motion. All in favor, motion carried.

Respectfully Submitted,
Kelly Wolf
Recording Secretary

The Next Planning Commission meeting will be Tuesday, August 15, 2017 at 7:00pm