

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING
June 21, 2016**

The meeting was called to order at 7:00 p.m. by Scott Guidos.

ROLL CALL

Board members present: Gwen Simek, Mary Sulger, Scott Guidos, Robert Bonomo, Matthew Walsh, Chris Fennell and Edward Whitman

Township staff present: Paul Stepanoff, Township Manager, Richard Brittingham, Assistant Township Manager, Linc Treadwell, Solicitor, Mike Beuke, Planner, Boucher & James, Mike Schwartz, Engineer Gilmore & Associates, Amy Kaminski, Traffic Engineer Gilmore & Associates.

APPROVAL OF MINUTES:

MOTION: Gwen Simek made a motion to approve the May 17, 2016 minutes. Mary Sulger seconded the motion. All in favor. Motion carried unanimously.

DEVELOPERS:

1. Ahlum / Goldthorp Tract – Preliminary Land Development

The site, Tax Map Parcel No. 36-013-007, consists of approximately 28.6 acres and is located at 380 Trumbauersville Road within the SRL –Suburban Residential Low Zoning District. Existing site improvements include a 2 ½ story stone dwelling, a barn, and associated driveway. Beaver Run traverses the northern edge of the property.

The applicant proposes to subdivide the property into 37 lots using the B4 Single-Family Detached Enhanced Density use. The plans indicate that the existing 2 ½ story stone dwelling is to remain on proposed Lot 22, and the existing barn is to be removed. The site is proposed to be served by public water and sewer.

The applicant proposes to have a new entrance across from the church. The developer is proposing an HOA to take ownership and maintenance of the open space and roadways.

Present: Ben Goldthorp, PPG Ahlum, LLC

Staff Comments:

Mike Beuke stated that the applicant has too many zoning issues and recommends they go back to staff to discuss all of the issues.

Planning Commission comments:

Gwen Simek and Mary Sulger raised concerns about the HOA big responsibility for roadway maintenance.

Scott Guidos comments:

1. Scott asked if the 37 units were the maximum units that can be in this development. Mr. Goldthorp said that they could fit 63 townhomes, and for maximum density they would be allowed 54 single family detached units.
2. Scott asked if they are proposing any improvements to Trumbauersville Road.

3. Scott asked if they are going to tie into the existing trails, and path. And what about an emergency access. Mr. Goldthrop was considering a trail with a cross over on Trumbauersville Road and connect and then another cross over Trumbauersville Road. The planning committee suggested that the developer meet with Park & Recreation Board to discuss Trails and recreation.

Public Comment:

1. Steaven Klein from 1716 Pheasant Lane was concerned about the water runoff. Sometimes the water is above Mayflower Drive so he is concerned about the flood plain and storm water for this development.
2. Dave Sicklee from 1447 Mayflower Drive is concerned about the emergency access he would like to make sure there are chains across to prevent traffic. When applicant discussed about crossing Trumbauersville Road Mr. Sicklee does not think it's a good idea to cross Trumbauersville Road.
3. Jim Yorgey from the Brethren Church would like to find out if the church would be able to tie into the sewer since the hookup will be very close to the church.
4. Susan Walker from 1326 Harvest Lane and Karen Perno from 1327 Harvest Lane live near the emergency access. They would like it blocked so that traffic does not use the access. The staff recommends that bollards be put up to prevent traffic and only emergency vehicles would use the road.

The planning Commission does not recommend approval for the Ahlum Tract Preliminary Plans. The applicant should meet with staff and Park & Recreation Board and revise the plans for review.

2. Sewage Facilities Planning Module for Edgewater

The Pennsylvania Dept. of Environmental Protection (DEP) requires projects needing sewage facilities planning module approval from DEP to submit a review report from the municipal planning agency. The report is in the form of a checklist called Component 4A. Mike Schwartz from Gilmore & Associates, Inc. has reviewed the proposed Planning Module for the proposed Edgewater Subdivision, which has previously received land development approval and has prepared recommended responses for the Planning Commission to approve. His letter dated June 15, 2016 explains his recommendations. If you accept Mike's recommendation, you need to authorize the chairman, vice chairman or whoever is chairing the meeting to sign the Component 4A form. If you disagree with Mike's recommendations, to fill out a blank form with the majority's decision on each question and authorize the person chairing the meeting to sign the form.

The following material is provided for this matter:

1. The recommended Component 4A form.
2. The Gilmore & Associates, Inc. letter of June 15, 2016.
3. The "Narrative" from the Sewage Facilities Planning Module.

MOTION: Chris Fennell made a motion recommending the Vice Chairman of Richland Township Planning Commission to sign the Sewage Facilities Planning Module for Edgewater. Matthew Walsh seconded the motion. All in favor. Motion carried unanimously.

NEW/OLD BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT

MOTION **Gwen Simek made a motion to adjourn the Richland Township Planning Commission meeting at 8:00 p.m. Edward Whitman seconded the motion. Vote: All in favor. Motion carried unanimously.**

Respectfully submitted,
Laura Held, Recording Secretary

Note: The next meeting of the Richland Township Planning Commission will be held on Tuesday July 19th at 7:00P.M.