

**WEST WHITELAND TOWNSHIP
PLANNING COMMISSION
MINUTES**

Minutes of the first meeting of April

April 3, 2018

Members Present

Andy Wright, Chairman
Anita Nardone, Vice Chairman
Jeff Glisson
Mark Gordon
Rajesh Kumbhardare
Glenn Marshall
Raymond McKeeman

Township Personnel Present

John Weller, Director of Planning & Zoning
Justin Smiley, Township Planner
Michele Moll, Township Supervisor

I. CALL TO ORDER

Chairman Andy Wright called the meeting to order at 7:00 p.m.

II. REVIEW OF MEETING MINUTES

MOTION: To approve the minutes for the meeting of March 6, 2018.
(Wright/Gordon)

ACTION: Passed, 7-0

III. PLANS

1. Cassidy-Yearsley Subdivision
Address: 1416 Spackman Ln.
First Review: Subdivision
Request: Lot line change of two parcels

The Applicant is proposing a lot line change to gain 16,667 sq.ft. (0.38 acre) from an adjoining property to the south. Mike Barbieri of Yerkes Associates Inc. and applicants Kelly Cassidy and Jim Rossi were present to discuss the project.

John Weller described the project, stating that no development was proposed, only a change in the line separating the lots. He also noted that there were some minor informational errors on the plan that could be addressed as conditions of approval. In response to a question from the Commission, the Applicant confirmed that they had no plans to develop the property. It was noted that the revision would not allow any future owner of the Yearsley property to add any buildings or structures. Mr. Weller noted that if future owners wished to make such additions, existing buildings and surfaces could be removed or reduced to allow them. Lastly, the Commission asked if the new Cassidy property could be subdivided. Mr. Weller responded that the additional area would enlarge the Cassidy property to 1.8 acres. Since the R-1 zoning district requires a minimum lot size of 1 acre, it could not be subdivided.

MOTION: To recommend that the Board of Supervisors approve the subdivision plan entitled "Kelly Cassidy" for a lot line adjustment between the properties at 1416 Spackman Lane and 575 West

Boot Road as depicted on the single-sheet plan drawing prepared by Yerkes Associates, Inc., dated November 30, 2017, with the following waivers and subject to the following conditions:

1. The Plan is approved as a final plan, pursuant to §281-10.H of the Subdivision and Land Development Ordinance.
2. Correction of the information shown on the “Lot Area Table” and the “Impervious Cover” charts.
3. Execution of a Developer Agreement pursuant to Township practice.
4. Payment of all outstanding Township invoices within thirty days of the date of final plan approval.

(Marshall/Gordon) ACTION: Passed, 7-0

2. J.B. Brandolini Subdivision

Address: 297 Kirkland Ave.

First Review: Subdivision

Request: Subdivision of vacant lot to create seven lots for single-family detached homes.

The Applicant is proposing a seven-lot residential subdivision along Kirkland Ave. adjacent to the PA 100 bypass. Andy Eberwein of E.B. Walsh Inc. and Jim Brandolini were in attendance to discuss the project.

This project was presented as informal discussion due to the Applicant not properly notifying residents of the meeting with both a certified mailing and a regular mailing. Resident Lorraine McDermott (1347 Sweet Briar Rd.) raised the issue and the Commission agreed that, while the Applicant did meet the requirement for the certified mailing, they did not send the notice via regular first class mail as also required.

Mr. Weller provided an overview of the project raising various concerns about the stormwater management, landscaping, lot configuration, and coordination with West Goshen Township. Mr. Eberwein indicated that all the items in the consultant reviews would be addressed and that they would comply with Township standards.

Residents Ken Rongaus, Priscilla Munroe, Herb Flack, Lorraine McDermott, and Becky Garrett all expressed concerns about existing stormwater runoff issues on Sweet Briar Rd., traffic on Kirkland Ave., and overall community well-being. Ms. McDermott provided the Commission with photos of her backyard during a rain event to illustrate conditions common to many residents of Sweet Briar Rd. The Commission asked that the Public Works Department visit Sweet Briar Rd. during a rain event to observe these conditions. Ms. Munroe and Ms. Garrett asked for further explanation regarding the effect of the proposed sanitary sewer connections across their properties; there is an existing sewer easement across Ms. Munroe’s property and a proposed easement is shown on the plan across Ms. Garrett’s property.

Other items of discussion included:

- The Commission and Applicant discussed the proposed stormwater system and other areas of infiltration and runoff.
- Lots 4 and 5 have constraints that affect their usefulness, although each lot satisfies the minimum lot size requirement of 22,000 sq.ft. Mr. Weller described how the various yards are defined, noting that the principal line separating these lots is considered a rear lot line, not a

side lot line, and therefore has a larger setback requirement than shown. The Applicant responded that they would attempt to reconfigure the lots such that the line in question would meet our definition of a side lot line.

- There was discussion regarding sidewalks along Kirkland Ave. The Commission agreed that sidewalk should be installed as shown on the plan, extending west along Kirkland from the cul-de-sac entrance and terminating at the Lynch property; there is to be no sidewalk along the Kirkland Ave. frontage of Lot 7. It was noted that the plan shows that Kirkland Ave. as well as a narrow strip of land along the southern edge of the project site are in West Goshen Township. It will therefore be necessary to coordinate with West Goshen, particularly in resolving the residents' concerns about speeding on Kirkland. Staff will ask the Police Chief to visit the site and to reach out to the West Goshen Police Department regarding traffic calming measures. The Applicant said they would also reach out to West Goshen to determine if they wished to review the plan.
- The Applicant was directed to coordinate with the Director of Public Works regarding the alignment and depth of the proposed sanitary sewerage. The Commission is concerned that the proposed easement on the Garrett's property is too narrow to provide adequate room for the installation of the proposed sewer main. The Applicant will also need to make a decision regarding which easement they will use and to coordinate with the affected property owners. If the Applicant elects to acquire and use a new easement across the Garrett property, then the existing easement on the Munroe property should be extinguished. Details on the sewer connection and the required easement should be submitted to Township Staff for review prior to submitting revised plans.
- The Commission asked for a clearer detail of what was being proposed on Lot 1 adjacent to the Lynch property.

There was no action on the plan. The Applicant said that they would submit a revised plan for formal review in the near future.

IV. ANNOUNCEMENTS

Mr. Weller announced that he will be attending a conference in Pittsburgh concerning autonomous vehicles. He noted that he will brief the Commission at the next meeting.

Justin Smiley provided interim results of the Bicycle and Pedestrian Plan public survey and discussed the tentative timeline moving forward with Plan and public meeting dates. He also stated that the draft text for the existing conditions portion would be provided for review and discussion at the next meeting. Other items on the agenda for the April 17th meeting include the King Industrial conditional use application and review of the draft text for the Zoning Ordinance amendment to expand the area where gas stations are allowed.

Anita Nardone announced that she recently met with a group from the SS. Philip and James Church regarding the impact of the Ship Road Couplet on both the Chapel and Church. She provided them a status of the sketch plan.

There was brief discussion regarding the Catalyst Outdoor billboard demonstration on March 26, a proposal from Enterprise to redevelop the property at the southeast corner of the Whitford Rd. and Lincoln Hwy. intersection for a truck rental facility, and a request from Oakland Business Parks to demolish the Arrandale Barn that will be discussed at the next meeting of the Township Historical Commission.

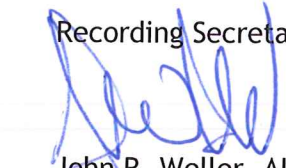
IV. ADJOURNMENT

MOTION: To adjourn the meeting. (McKeeman/Kumbhardare)

ACTION: Passed, 7-0.

The meeting adjourned at approximately 9:32 p.m.

Recording Secretary,



John R. Weller, AICP
Director of Planning & Zoning