

Planning Commission Meeting Minutes

Monday, June 10, 2024

7:00 p.m.

Chairman Jay Provanzo called the meeting to order on Monday, June 10, 2024 at 7:00 p.m. Chairman Jay Provanzo led those in attendance in the Pledge of Allegiance to the Flag and introduced the Board.

Members Present: Pam Shellenberger, Keith Hoover, James Henke, Jarred Texter
Staff Present: Ryan Strohecker, Nate Taggart, Adrienne Kautz
Visitors Present: See Attached Sign In Sheet

Approve the Meeting Minutes from May 13, 2024 – Chairman Jay Provanzo entertained a motion to approve the May 13, 2024 Planning Commission meeting minutes. Pam Shellenberger made a motion to approve, Keith Hoover seconded the motion and it passed unanimously.

Old Business

22-004 – Preliminary Subdivision & Lot Add-On Plan for Bender Mill Road – The applicant is proposing to join approximately 11 acres from the property known as Tax ID 4109331900000 with the approximate 89-acre neighboring parcel known as Tax ID 4102964900000 to create an +/- 100 acre parcel to be developed with 204 single-family detached homes. The properties are zoned Low Density Residential Flex (RL1).

The applicant is seeking modifications to the following sections: Section 388-22.V-Phasing Schedule, Section 388-42.E.1.a – Reconstruction of Existing Streets, Section 388-42.L.3.a – Sidewalks, Section 388-42.M.1. – Street Lighting, Section 388-46.D – Block Length, and Section 388-49.E.1.d-Location of Street trees.

Chairman Provanzo asked Mr. Swiernik, who was attending the meeting remotely via a phone, if there were any changes to the plan since the prior meeting.

Bill Swiernik, of David Miller and Associates, and Mark Will were present at the meeting to represent the applicant. Mr. Swiernik stated that the applicant is interested in clarifying the means of delineating the open space areas. This question was raised at our previous meeting. Mr. Swiernik will comply with the remaining comments in the Rettew review letter.

Mr. Henke asked a question regarding the mailbox locations. Mr. Swiernik believes they will approach this with each final plan stage. He anticipates that there will need to be cluster mailboxes.

Mr. Henke stated that this plan has been in the works for quite a while and a lot of discussion occurred at the last PC meeting. Stormwater is integral with this project and the applicant has secured their NPDES permit.

Chairman Provanzo asked Mr. Swiernik about any discussions regarding Bank Barn Lane and a second sidewalk going up to Christian drive. Mr. Swiernik stated that yes we are going to put sidewalks in on both sides of Bank Barn Ln.

Mr. Hoover asked the applicant if they can state what is the biggest benefit of this project to the Township. Mr. Swiernik stated that the project being proposed is consistent with the Zoning criteria and

goals of the Township Zoning Ordinance. There is going to be an added benefit of contributing to the establishment of the floodplain or stream corridor, establishment of open space areas, opportunities for people to move into a well-liked community.

Mr. Hoover asked the applicant if they can state what is the biggest deterrent to the Township with this project. Mr. Strohecker stated that this is farmland that was zoned for development since the 1970s. One of the things that was important to the Township was for any proposed development to have the same housing types as the surrounding neighborhoods.

David Millisock, of 102 Springmeadow Lane, lives in Letort Manor. Mr. Millisock provided information with regards to traffic. Mr. Millisock provided paperwork to the Planning Commission members regarding a speed and traffic study done in 2023. Jeff Peters, of 134 Springmeadow Lane, assisted Mr. Millisock in making a statement.

Mr. Strohecker stated that if residents are considering current traffic issues they need to contact our Police Department.

Ms. Kelly stated that when a developer looks at traffic, they determine where traffic is going to go to and from. They are looking at census data and looking at Zip codes and where residents work to determine where the traffic will go.

Mr. Texter asked if the School District is involved in discussions. Mr. Strohecker commented that from Day 1 they were notified about the proposed number of new dwelling units. Mr. Strohecker meets with the school every year to talk about any prospective developments that we are seeing.

Public comment:

Sheila O'Rourke, legal counsel for adjoining property owners John and Patty Beaumont, was present. Ms. O'Rourke stated that two major concerns for the Beaumonts are stormwater and the creek. Ms. O'Rourke appreciates the comments about stormwater as it relates to the Planning Commission. There was a concern on one of the developer's response letters relating to the creek restoration project, "it will be determined if the improvements will be required to be shown on the final plan". If those improvements are not shown on the plan it is concerning both from the effectiveness of the project and also from the transparency perspective.

Mr. Provanzo asked Ms. O'Rourke if the Beaumonts have communicated with the Township that they want to be part of the plan.

Mr. Strohecker stated it is very frustrating to hear about the transparency issue with the issue that was just raised. The Township has spent considerable time with the Beaumonts discussing their stormwater problems and has given them recommendations on what to do and how to resolve it. The Beaumonts have not followed the direction from the Township. With regards to the stream bank restoration, that is a completely separate project from this plan. It was a condition from the Zoning Hearing Board, our staff will be working with the developer who is willing to put \$100,000 towards that project to repair that stream bank. The reason why there is not a current plan is not an issue at all with transparency or non-communication. The reason is because DEP keeps moving the target on what goals we need to meet for our next five-year permit cycle.

James Henke made a motion that the following waivers be recommended for approval to the Board of Supervisors based on Rettew's April 2, 2024 review letter and the conditions attached: Section 388-22.V the Phasing Schedule, Section 338-42.E.1.a-Reconstrctuion of Existing Streets, Section 388.42.L.3.a-Sidewalks, Sections 388-42.M.1-Street Lighting, Section 388.46.D-Block Length, and Section 388-49.E.1.d Street Tree spacing. Jared Texter seconded, and the motion passed unanimously.

James Henke made a motion that the Preliminary Subdivision & Lot Add-On Plan for Bender Mill Road project be conditionally approved subject to the Rettew letter dated April 2, 2024 with the addition of sidewalk being installed on both sides of Bank Barn Ln and the open space of the project be further defined through the Final Plan stages. Pam Shellenberger seconded, the motion passed unanimously.

David Millisock, of 102 Springmeadow Lane, asked what the process is going forward.

Chairman Provanzo stated that the process going forward is that the Planning Commission provides a recommendation to our Board of Supervisors, the Board of Supervisors will have this as an item on their agenda. They will take official action on the Preliminary Plan. The next step will be for the developer to submit the Final Plan for the First Phase. The developer will go Phase by Phase after that.

Adjourn

With no further business to discuss, Pam Shellenberger motioned to adjourn the meeting. The meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary, Adrienne Kautz