

**TOWNSHIP OF WEST PIKELAND
PLANNING COMMISSION
BUSINESS SESSION
June 8, 2015**

ATTENDING:

PLANNING COMMISSION

Frank Best, Chair
Tom Dinan, Vice-Chair
Sean O'Neill, Secretary
Bill Normoyle
Albert Wachsmuth (departed at 8:03 PM)

TOWNSHIP PERSONNEL

Vincent M. Visoskas, Township Manager
Sam Bryant, Township Secretary

Chairman Best called the meeting to order at 7 PM at the Township Building.

MINUTES – April 13, 2015

Mr. Best motioned to accept the minutes as presented. Mr. Normoyle seconded and the motion passed unanimously.

PERSONS WISHING TO BE HEARD

No members of the public were present at the meeting wishing to be heard on other than agenda items.

SUBDIVISIONS / LAND DEVELOPMENTS

ACMEC Land Development Plan – 1459 Conestoga Road

Sriram represented the applicant. The proposal calls for constructing a 608 sq. ft. worship building, associated parking spaces and stormwater management. Mr. Visoskas noted that the application is required to comply with the Conditional Use Order of the Board of Supervisors, the Special Exception Decision of the Zoning Hearing Board, the Township's Subdivision & Land Development Ordinance, Stormwater Ordinance, Outdoor Lighting Requirements, and deed restrictions placed on the property. He further noted that the existing driveway is considered outside the scope of review for this application.

The Township has received the County Planning Commission review dated April 1, 2015. The Township has received lighting reviews from Stubbe Consulting, dated May 22 and May 28, 2015. The Township has received engineering reviews from EB Walsh Assoc., dated April 10 and June 5, 2015. The Township has received replies to the consultant reviews from Yerkes Assoc. dated May 15, May 28, and June 8, 2015.

The applicant answered questions from the Planning Commission; Ms. Colleen Deberardinis, 935 Skyline Drive; Mr. Torsten Hoffman, 935 Skyline Drive; and Mr. Jake Yasgur, 1479 Conestoga Road.

Discussion centered on appropriate landscaping for screening and buffering, ongoing maintenance of the proposed stormwater management facilities, the proposed lighting improvements, and the applicant's Engineers request for a waiver from Section 407 (Historic Resource Impact Study) of the Subdivision and Land Development Ordinance (SLDO). The applicant verbally rescinded the request during discussion with the Planning Commission on the topic.

At the conclusion of the discussion, Mr. O'Neill moved to recommend Conditional Approval of the Preliminary Plan subject to the following conditions:

1. That the Landscape Plan be supplemented at the time of Final Plan submission to add additional evergreen screening, per the size requirements of the SLDO, between the residential lots on Skyline Drive and the proposed Temple to satisfactorily provide an effective visual screen, subject to the requirements of Sections 1109 of the Zoning Ordinance and 525.C.4 of the SLDO. The applicant may accomplish this either within or outside of the deed restricted area so long as the stated requirements are met;
2. That the existing Hydrogeology Study be verified at the time of Final Plan submission to meet the requirements of Section 406.A and Section 521 of the SLDO;
3. That the applicant present a letter of adequacy from the County Health Department at the time of Final Plan submission stating that the existing on-site sewage disposal system is adequate to meet the needs of the proposed development;
4. That the applicant submit the required Historical Resource Impact Study at the time of Final Plan submission pursuant to Section 407 of the SLDO;
5. That the applicant submit at the time of Final Plan submission any required 3rd party permit approvals, not including B.O.C.A. Building & Code requirements, for the Land Development Plan; and
6. That the Final Plan submission show, per the applicant's verbal indication to the Planning Commission, the removal of the existing non-compliant lighting fixtures adjacent to the structures labeled "Support Building" and "Gazebo" on the current plans;

Mr. Normoyle seconded and the motion passed 4-0. Mr. Wachsmuth had departed from the meeting before the vote.

BUSINESS

Wireless Facilities Ordinance

Mr. Visoskas noted that the Planning Commission's previous comments have been addressed. He noted that during discussions with Township Counsel, Kim Venzie, Esq. the proposed overlay zone was recommended to be revised to instead be allowed as a

Conditional Use on any Township owned property. Ms. Venzie stated that existing case law supports the proposed revision.

Mr. Normoyle moved to recommend to the Board of Supervisors that the revised Ordinance be advertised and considered for adoption. Mr. O'Neill seconded and the motion passed 4-0.

ANNOUNCEMENTS

The next meeting of the Planning Commission is scheduled for Monday, July 13th at 7:00 PM.

ADJOURNMENT

There being no further business, Mr. Dinan moved to adjourn the meeting. Mr. Normoyle seconded the motion. Chairman Best adjourned the meeting at 8:38 PM.

Respectfully submitted,

Sean O'Neill, Secretary

SAO/vmv