

West Pikeland Township Planning Commission
Meeting on June 13, 2016

Attending:

Franklin Best, Chair
Thomas Dinan, Vice Chair
Sean O'Neill, Secretary
Albert Wachsmuth
William Normoyle

Also Attending:

Harry Miller, Subdivision Officer
Jim Wendelgass, Township Manager

The Chair called the meeting to order at 7:03 P.M.

Since Jim Wendelgass had not incorporated Sean O'Neill's suggestions into the draft minutes for May, consideration of the minutes was deferred until the next meeting.

David A. Malman, Esquire and Joseph Ippolito was there on behalf of the **Robert Landis** application for subdivision. The final plan has been approved, but the applicant is back before the Planning Commission to discuss several issues, which may lead the plan to be modified. The representatives of Mr. Landis had just met with the Chairman of the Board of Supervisors and the Township Manager to talk about these issues. The Commission was asked to consider the relocation of the proposed trail to the perimeter of the property. This would allow the public and private horse trails to be separated from one another.

With respect to the cul-de-sac, the applicant was proposing to prepare the necessary documentation and pay for the process for the Township to vacate the cul-de-sac. Sean O'Neil made a motion to recommend conditional approval of the changes subject to the following conditions:

1. An ordinance would be prepared which would clearly vacate the route of the old Route 113 through the property including the portion of the cul-de-sac within the property;
2. Easements would be drafted acceptable to the Township's Solicitor which would allow the Township access to the cul-de-sac. The owner of Lot 1 would own and maintain the cul-de-sac, which would be built to Township standards;
3. The applicant would meet the requirements of the Township Engineer's review letter; and
4. The plan would be redrawn to reflect changed lot lines and the new trail location.

The motion was seconded by Thomas Dinan and was approved unanimously.

Lisa D'Andrea, P.E. and the principal of the owner, Maurie Kring, made a presentation on behalf of **Anselma Crossing LP**, which owns property on Route 401. Mark, Maureen and Madeline Duey were also present. They are principals in the company which will be the tenant for the buildings on the property. They are present merely to update the Planning Commission about its intention to submit revised plans for the property. They are equitable owners of the property. They own a company which would be the primary tenant of the office buildings which would be built. The wife would also be involved with the restaurant and the day care facility.

The owner had previously obtained a Zoning Hearing Board decision and a Conditional Use Decision from the Township with respect to the prior application. In addition, it had obtained a NPDES permit from Pennsylvania DEP. The goal is to make minimal changes from the prior application and be grandfathered under the prior approvals. At this time, the owner believes that it will need 157 parking spaces. It would also like 12 spaces to be put into reserve in case they are needed at a later date. The owner believes that a Conditional Use approval is needed for the parking and for the restaurant use.

With respect to impervious coverage, Tract A does not conform to the Township's requirements, but the owner has conditional use approval which would allow it to increase that number. The owner is represented by John Good, Esquire, who will be in contact with the Township's Solicitor to discuss what additional relief may be needed by the owner.

The Applicant, on advice for Mr. Good, intends to reapply for the necessary zoning approvals, in order to conform them to the present plans.

There also was discussion of the purchase of an adjoining property which sits between two of the subject tracts, and the potential use of that property as part of the application, in order to possibly alleviate any parking or impervious coverage deficiencies and to improve access and circulation. The Act 537 Plan has already been amended so that sewage could be conveyed to the Twin Hills Sewage Treatment System for treatment and disposal. They are currently looking at whether public water is a viable option.

Drawings were presented by the Architect which showed what the buildings would look like. Sean O'Neill asked whether they needed recommendations from the Historic Committee because of the nearby Anselma Mill and the school house. Mr. Kring replied that if the Board of Supervisors directs them to go to the Historic Commission, they will do so.

Sean O'Neill also asked about signage. It would be required for the café and the day care but not for the offices. The Planning Commission encouraged them to have consolidated signs and to keep them modest.

In terms of timing, they anticipate submitting an application for a Conditional Use within the month and expect to be back before the Planning Commission for a recommendation on it at the August meeting.

The meeting was adjourned at 8:21 P.M. upon motion of Mr. Normoyle which was seconded by Mr. Dinan.