



West Pikeland Township

PLANNING COMMISSION MINUTES

Monday, July 14, 2025 at 6:00 P.M.

ATTENDING:

Frank Best, Chairman
William Normoyle, Vice-Chair
Sean O'Neill, Secretary
Thomas Nowlan, Member
Lisa Lacroix, Member
Alan Thomas Member

ALSO IN ATTENDANCE

Joe Romano, Township Manager
Daniel Bellay, principal of property owner, 1209 Elbow Lane (subject of sketch plan submission)
Matthew Kelly, PLS, of Howell Surveying, representative of Applicant for 1209 Elbow Lane sketch plan subdivision
Daniel H. Daley, P.E., of Edward B Walsh & Associates, Township Engineer

I. CALL TO ORDER

Chairman Best called the meeting to order at 6:02 p.m.

II. APPROVAL OF AGENDA

Chairman Best sought approval of the published meeting agenda. No agenda changes were proposed or made.

III. APPROVAL OF MEETING MINUTES

Chairman Best asked whether anyone had any changes to the minutes of the May 12 meeting. None were suggested. Upon motion by Ms. Lacroix, seconded by Mr. Nowlan, the minutes were unanimously approved.

IV. PUBLIC COMMENT

It was noted for the record that there were no persons from the public in attendance wishing to make a public comment at the meeting, except for those present for agenda items discussion.

V. UNFINISHED BUSINESS

There were no agenda items of unfinished business on the approved Meeting Agenda.

VI. NEW BUSINESS

1209 ELBOW LANE- Discussion of sketch plan

On behalf of the Applicant, Mr. Kelley explained the nature and purpose of the present two lot minor subdivision sketch plan for the property. Mr. Daley then generally reviewed the Sketch Plan review contents, and corresponding zoning, and subdivision and land development, Ordinance provisions outlined his July 7, 2025, review letter addressed to the Township manager.

In discussion with Mr. Bellay, it was noted that it was not yet determined by the property owner whether the owner will proceed to subdivide the property into 2 residential lots as shown, but this possible direction was being studied to allow for such development and use if that course is pursued.

During the discussion among the owner, surveyor, township engineer and planning commission, the following matters were noted and discussed, among the many others outlined in Mr. Daley's review letter.

1) Boundary and Acreage: Mr. O'Neill noted the discrepancy between the acreage noted on County assessment records (8.5 AC) and that noted on the Sketch Plan (9.3). Mr. Kelley noted that the discrepancy results from the boundary survey information that his survey work showed and that outlined on County mapping and commented that there were several properties among the subject property and its neighbors that did not have legal descriptions that closed. In discussion with Mr. O'Neill, Mr. Kelley noted that he will need to work with the County on resolution of the conflicts in the acreages stated on the Sketch Plan and assessment records.

2) Deed Restrictions: Mr. Daley noted that there is likely to be a need for deed restrictions to protect resources and control access from Elbow Lane, restricting future access from Yellow Springs Road.

3) Driveways and Ridgeline Protection: Ensuring driveways are properly shown and structures are cited below Ridgeline elevations where it is feasible to preserve scenic vistas.

4) Subdivision and Land Development: The property, as per the present sketch, will undergo a minor two-lot subdivision, which, unless waived, still requires an existing resource and site analysis plan. This plan needs to map existing features like hydric soils, wetlands, woodlands, and ridgelines, and show typical house locations with setbacks. It was noted that the Township would be unlikely to waive, or the Commission to recommend waiver of the existing conditions and site analysis plan, given the features of this site.

In discussion by Mr. Daley with the Applicant and Surveyor, it was noted that the two subdivision lot residences and associated improvements could possibly be shown as "typical" layouts without architectural details for purposes of showing future development of homes in relation to existing features, resources and constrained areas. In such case, any minor subdivision approval would need to be conditioned on building permit review supplying any necessary additional details. It was noted, regarding setbacks, that, if the existing residence (or elements of it) will be retained in place, the lot line between the two lots will likely need adjustment to provide for the required setback of the existing structure to the boundary of lot. In

addition, the net lot areas proposed need to be adjusted and listed after netting out of steep slopes, wetlands, hydric soils and other land features listed in the zoning ordinance definition of net lot area.

1) Right-of-Way Dedication: It was noted that additional right-of-way along Elbow Lane is likely necessary to meet the 50-foot requirement (Elbow Lane is currently 33 feet wide). Yellow Springs Road is a state-owned road.

2) Sewage Disposal: The DEP will likely not approve a non-building waiver subdivision and will require feasibility work to ensure septic systems can be accommodated. The Health Department and DEP will manage septic issues, and perk tests will be required.

3) Existing Structures and Contamination: It was noted that the property previously had a lot of piled-up junk and vehicles. While the township ordinance doesn't require a Phase One study for environmental issues, concerns were raised about potential surface soil contamination which may need to be addressed for any potential buyer due diligence. It was stated, however, that neighboring wells have tested fine.

4) Historical Structures: An existing residence on the property structure on the property appears to be listed by the County/Township historic resource inventory as a an existing Class 2 historic resource, so the owner needs to decide what to do with it and, potentially for presentation to the Historic Commission, how much or what elements of it might be retained, considering its historic significance and safety. An historic impact study may be necessary under the zoning ordinance for subdivision and development of the property.

5) Bridge Condition: The Elbow Lane culvert bridge adjacent to the property weight limit (10 Tons), per the Township manager, will need to be coordinated with the Township to address damage if heavy machinery is used during construction.

6) Informal Comment. Before ending discussion, it was noted by the Chairman that, in accordance with the Subdivision and Land Development Ordinance, all comments made in the course of this meeting regarding the Sketch Plan and the property are informal and non-binding and not to be regarded as a decision or other formal action pertaining to the planning for the property.

VII. ADJOURNMENT

Mr. Best called for additional business, and there being none, upon motion by Mr. Thomas, seconded by Mr. Normoyle, the members present unanimously adjourned the meeting at 6:51 p.m.

Respectfully Submitted,
Sean O'Neill, Secretary