

**PLANNING COMMISSION
MEETING MINUTES
April 29, 2015, 7:00 PM**

MEMBERS PRESENT:

Rick Schroder
Marie Hittinger
Charles Shock
Aimee Bowers

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
5 Audience Members

MEMBERS ABSENT:

Colleen Preston, Chairperson
Frank Scarpato, Vice Chair
Geoffrey Stroud

I. CALL TO ORDER

Mr. Schroder served as temporary chair and called the meeting to order at 7:03 p.m.

II. PUBLIC COMMENT

No public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of March 25, 2015 were amended as follows:

Under Agenda Item # 1 Mark Family Trust, paragraph 1 "The property is a 28.56 acre parcel between the Route 1 and N. Guernsey Road."

Under Agenda Item # 1 Mark Family Trust, paragraph 2 "As a result of the creation of the property line between Lot #2 and Lot # 3, the garage on Lot # 2 would not meet the required setback."

A motion was made by Mrs. Hittinger to approve the meeting minutes of March 25, 2015 as amended above, seconded by Mr. Shock, and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

1. Powers/Dutton preliminary subdivision plan- August 12, 2015- no comment.
2. Ridgewood/Needham Farms Ltd preliminary land development plan- June 29, 2015- no comment

V. AGENDA ITEMS

1. Mark subdivision plan

Mr. Schroder asked that the timing of garage removal be added to the plans as #13 with 12 months of recordation. A motion to approve the plan was made by Mr. Shock, seconded by Mrs. Hittinger, and approved by a vote of 4-0.

2. Geren subdivision plan

The Board and Mrs. Geren discussed the Chester County Planning Commission's recommendation that they offer the property owner to the east an easement over the new driveway for possible access to a possible new lot. Mr. Brown and Mr. Schroder explained the recommendation. Mrs. Geren said she and her daughter didn't favor the idea. Mrs. Hittinger doesn't like the idea; she believed it can cause a dispute. If the adjacent lot subdivides and the driveway is built on that side, they could approach Mrs. Geren's daughter. Mr. Schroder is okay with the plan as is; Garden Station Road isn't that busy.

The Board and Mrs. Geren discussed the Chester County Planning Commission's recommendation for a secondary back-up septic field and section J.

The Board and Mrs. Geren discussed a blanket easement. Mr. Ragan recommends a waiver with a dimensioned easement. Mr. Crossan and Mr. Ragan should discuss to resolve. The Planning Commission is okay with his recommendation.

A motion to approve the plan was made by Mrs. Hittinger, seconded by Mrs. Bowers

1. Without driveway easement
2. Resolution of the blanket easement
3. Approval of E&S review waivers

Approved by a vote of 4-0.

3. Geren sewage module

Module J is consistent. A motion to approve the plan was made by Mrs. Hittinger, seconded by Mr. Shock, and approved by a vote of 4-0.

4. Route 1 economic development ideas

Mr. Schroder asked if we were aware of any plans that Penn Township has. Would it match up with our I District in that area? Maybe London Grove Township is better suited for smaller block of foot print businesses- land

constraints and infrastructure. Mrs. Bowers suggested an analysis/study be done to help I.D. what is suitable in London Grove Township. Mrs. Truitt agrees with Mrs. Bowers that we need a competitive analysis up and down the corridor to help I.D. strengths and weaknesses to attract business. Mr. Schroder suggested a “business” analysis intern.

Mrs. Hittinger and Mrs. Bowers like the idea of having an intern. Mrs. Truitt stated that a strength is having Route 1 and 41, but that we have traffic not rooftops.

VI. ADJOURNMENT

The meeting adjourned at 8:30p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant