

**PLANNING COMMISSION
MEETING MINUTES
February 22, 2017 7:00 PM**

MEMBERS PRESENT:

Frank Scarpato
Colleen Preston
Aimee Bowers
Charlie Shock
Rick Schroder

OTHERS PRESENT:

Ken Battin - Township Manager
Carolyn Kirby - Assistant Municipal Secretary
9 Audience Members

I. CALL TO ORDER

Mr. Scarpato called the meeting to order at 7:01 p.m.

II. PUBLIC COMMENT

There were no public comments.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of January 25, 2017 were reviewed. Mrs. Preston made a motion to approve the minutes as presented, seconded by Mrs. Bowers, and approved by a vote of 5-0.

IV. PLAN EXTENSIONS

There were no Plan Extensions to review.

V. AGENDA ITEMS

• **Avon Grove Charter School - Preliminary/Final Land Development**

Mr. Scarpato clarifies to Mr. Schroder, on behalf of the Charter School, the basic plan is to take out the old modular classrooms and replace with new and slightly bigger modular classrooms. Mrs. Kristin Bishop, Head of Avon Grove Charter School, explained the updated plans to include Mr. Ragan's comments and requirements and added that nothing has changed with the design. They are requesting the same seven waivers that were requested with the Stem Unit in 2013. Mr. Ragan said that the storm water management concern, referring to his letter dated January 13, 2017 has been addressed. Mr. Daniel Meier, Duffield Associates Inc., reviewed the seven waivers that Mr. Ragan has approved.

1. Requesting to submit a final preliminary plan.
2. Requesting a waiver for a requirement to submit to the Chester County Conservation District.
3. Requesting a waiver for a requirement to prepare a conservation plan.
4. Requesting a waiver for a requirement to submit to the Chester County Conservation District. Mr. Meier explained this is a duplicate of No. 2.
5. Requesting a waiver to put in a 100 foot rock construction entrance; that seems excessive.
6. Requesting a waiver for the requirement of applicant to provide financial guarantees and security. Performance Guarantee.

7. Requesting a waiver for the requirement of applicant to deposit with the Township financial security. Performance Guarantee.

Mr. Scarpato said that based on Mr. Ragan's recommendations, he does not see a reason why this project should not move forward. Mrs. Preston made a motion to recommend this land development plan to the Board of Supervisors for approval contingent upon Mr. Ragan's recommendation and the seven waivers, seconded by Mr. Shock and approved by a vote of 5-0. Mrs. Archer presented to the Commission a sketch of the new modular classrooms and thanked the Commission for their time.

- **Estates of London Grove, Final Subdivision Plan**

Mr. Allen Hill, Hillcrest Associates Inc., asked the Planning Commission for conditional approval for the final subdivision plan for the Estates of London Grove. The only changes from the preliminary plans would be road names and street addresses. Mr. Hill said that a letter from Mr. Ragan, dated February 21, 2017, stated only a few minor administrative issues. Mr. Hill explained to the Board that these open items are based simply on logistics. Mr. Ragan said the only real item of concern for the Planning Commission is that the final plan included the open space management plan which was not on the preliminary plan because of an oversight. The Landscape Consultant, Martha Strauss, has not reviewed the final plans. Mr. Ragan stated that Ms. Strauss just received the final plans for review yesterday. Mr. Ragan does not anticipate that she will have any issues. Mrs. Preston asked if the trails of Estates of London Grove can connect to the trails of Hills of London Grove. Mr. Ragan explained that because of the wetlands, the trails are simply not able to connect. The Park & Recreation Committee can work with the two developers to discuss trail connections. Mr. Battin added that the plan could move forward to the Board of Supervisors with the conditions and the Parks & Recreation Committee may be able to find grants for the trails. Mr. Ragan added that Hills of London Grove is also thinking of purchasing the plan and reconfiguring it. Mr. Hill replied that these conversations have stalled. Discussions continued between the Board, Mr. Ragan, and Mr. Hill in regards to possible solutions to the trail connections. Mrs. Preston stated she thinks the plan needs to go to the Landscaping Consultant, Martha Strauss, for approval. Mr. Ragan said his impression was that Mrs. Strauss wanted to see the plans again in light of the HOA. Mrs. Bowers asked where it stood on performance guarantee? Mr. Ragan said the performance guarantee is in the ballpark of 2.1 million. Mr. Schroder would like feedback from Parks & Recreation Committee, as well as Mr. Shock. Mr. Hill said he would get this plan on the Parks & Recreation Committee's Agenda for March, with Mr. Battin's help.

- **Coventry Reserve, Final Subdivision Plan**

Mr. Scarpato tabled this item until next month's meeting pending all unresolved issues with the plans are resolved.

VI. DISCUSSION

After briefly reviewing the Coventry Reserve plans, a brainstorming discussion was prompted between the Commission, Mr. Ragan, and Mr. Battin about how to resolve open issues on any plans that come to the Planning Commission, so that plans are coming to the Planning Commission completed. Suggestions such as moving the

deadline ahead for the agenda or creating a Preview Committee were mentioned. Mrs. Preston was in agreement that having a 2-week agenda deadline prior to the meeting date was a good idea, but she was hesitant on having a blanket policy where the Commission will not review plans that have unresolved issues. She said she thinks it is important to look at each individual project and believes there are great benefits to the discussions that happen over time during these meetings. The Commission agreed to move the agenda deadline to 2-weeks prior to their meetings and also to have Mr. Battin and Mr. Scarpato review together the agenda items and plans before they are presented to the Planning Commission. Mr. Schroder asked what the time expectations are for Mr. Ragan to turn a plan around? Mr. Ragan and Mr. Battin replied that the MPC and ordinance allows 30 days. Mr. Allen complimented Mr. Ragan, saying that he is very unusual in that his completions are always very quick. Mr. Allen suggested to the Commission that they consider that all meeting groups be in sync with one another's schedules and deadlines; the Commission agreed. Mr. Allen thanked and expressed his appreciation to all the Commission members for their time. Mr. Scarpato said they will continue to "tweek" and brainstorm ideas of improvement. Nothing was set in stone; discussion continued.

VII. ADJOURNMENT

Mr. Shock made a motion for adjournment, Mrs. Preston seconded it, and the meeting adjourned at 7:59 pm with a vote of 5-0.

Respectfully submitted,

Carolyn Kirby,
Assistant Municipal Secretary