

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

MEMBERS PRESENT:

Frank Scarpato, Vice Chairman
Marie Hittinger
Charles Shock
Aimee Bowers

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
Ron Ragan, Township Engineer
Shane Kinsey, Director of Public Works
9 audience members

I. CALL TO ORDER

Mr. Scarpato called the meeting to order at 7:05 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of June 24, 2015 were reviewed.

Mr. Shock made a motion to approve the meeting minutes of June 24, 2015. With the following amendments:

Under the "riparian buffer" add Mr. Ragan said that amending the land development plan to widen the riparian buffer to one hundred (100) feet will have no immediate positive impact on stream quality because too little development is occurring. Instead you must change how the farm land is currently being used to address stream quality.

Under the Public Works Department land development plan add that Mr. Brown explained that it was Mr. Scott-Harper, Chairman of the Board of Supervisors and the London Grove Township Municipal Authority who offered the prospective that it will be 10 to 15 years before the London Grove Township Municipal Authority, decides how they want to utilize the property and existing maintenance buildings across the street from the Township building.

Ms. Bowers seconded the motion. The motion was approved by a vote of 3-1. Mr. Scarpato abstained since he was not at the subject meeting.

IV. PLAN EXTENSIONS

1. Powers/Dutton preliminary subdivision plan- December 11, 2015 no comment.
2. Ridgewood/Needham Farms Ltd preliminary land development plan- September 1, 2015 no comment.
3. London Grove Village- September 20, 2015 no comment.

V. AGENDA ITEMS

1. Klotzbach Agricultural Security Area

Mr. Brown reviewed where the properties are located and that the Klotzbach's are also putting the property in a Conservation Easement. The Klotzbach's son is going to continue farming the property. Mr. Scarpato asked is the property still going to serve the same purpose? Mr. Brown said yes. Mr. Brown reviewed his memo giving a brief summary of the property. He also reviewed the Chester County Planning Commission's recommendation to add the properties to the Agricultural Security Area, Mr. Moore's recommendation to add the properties and the Township's Agricultural Security Area Advisory Committee's recommendation to add the properties as well.

Ms. Hittinger stated that the Chester County Planning Commission had commented that the 2011 Municipal Comprehensive Plan, which is the most recent available, designates the future land use of the smaller parcel south of Route 1 as "Residential-High Density" and "Parks, Open space and Greenways." "Would that impact the zoning of the property?" Mr. Brown said that zoning would not be affected because the property is presently being farmed and is going to continue to be farmed. Ms. Hittinger made a motion to add the Klotzbach property to the Agricultural Security Area, Ms. Bowers seconded the motion and it was approved by a vote of 3-1 Mr. Scarpato voted against it.

2. Lighting amendments

Mr. Scarpato reviewed a letter from Stubbe Consulting LLC regarding a proposed SALDO amendment for residential development lighting. Ms. Hittinger asked would this be for new homes? Mr. Brown said yes, the recommendation is for new homes not existing homes. Ms. Hittinger asked would everyone have to follow this in the future? Mr. Brown said yes, that is the goal. Ms. Heather Rose stated the intent of the amendment is that the developers use better fixtures so they do not create glare for neighboring properties.

Ms. Hittinger said her personal opinion would be not to have a lot of lighting on residential properties. She does not recommend motion activated lights. Mr. Scarpato asked if a neighbor is being affected, who is going to enforce the lighting issue? Mr. Brown said the Township would enforce it on a complaint basis. Ms. Rose said if the lights are well shielded and well aimed, which is the goal of the amendment, then they should not be entering neighboring properties.

Mr. Scarpato said he would feel more comfortable making a decision or having a discussion when the whole board is present. Ms. Bowers said she would also like to review it more. Mr. Scarpato requested that the matter could be put on the agenda next month.

3. Powers/Dutton Subdivision

Mr. Alan Hill, Mr. Tom Schreier and Mr. and Mrs. Powers were introduced by Mr. Hill. Mr. Hill reviewed an outline of the property, being 53 acres. He said that

there will be 43 lots plus the existing house and barn. This project was originally submitted in 2005.

The development would utilize a single access off of State Road. They would have two emergency access routes as well. A trail system will run throughout the property.

Mr. Hill explained that they are using the 1994 Stormwater Management Ordinance and that they also had to comply with the new DEP standards. Mr. Hill also said that in 2014 they were granted a special acceptance from the Zoning Hearing Board for slope disturbance, and they asked for a two year extension on the time limit which would bring them to 2016.

Mr. Hill reviewed letters from Ragan Engineering, Straus Associates, the Fire Marshal and the Township Municipal Authority. He said he wanted to discuss planning issues with the Commission.

Street light location- Mr. Hill explained that some neighborhoods in London Grove Township only have one street light at the entrance of the development. He said they would like to do that with this development. Mr. Scarpato asked if this is a major concern? Mr. Ragan said that recent subdivisions only have a street light at the new entrance of an existing street. Mr. Ragan feels it is adequate. Mr. Brown agreed with Mr. Ragan. Ms. Hittinger, Mr. Shock, Ms. Bowers and Mr. Scarpato agreed.

Sidewalks- Mr. Hill explained that sidewalks will only be on one side of the street. Mr. Scarpato asked does it make sense to make people cross the street to get to the sidewalk? Mr. Hill said he has mixed views on this. The reasons revolve around stormwater, lot location and cost. Mr. Ragan agreed some of the roads such as road "E" does warrant double sidewalks. Mr. Ragan said they could compromise with one side where appropriate and two sides where appropriate. Mr. Shock said he agrees with Mr. Ragan. Mr. Hill said he would see how it would work.

Location of No Parking signs- Mr. Hill said that the Ordinance requires "No Parking" signs all over the development; he feels they do not work. They prefer to only use a few. Ms. Bowers agreed with Mr. Hill saying they do not work and they are not enforced. Mr. Hill said they can figure out locations with Mr. Ragan at a later date; possible one at the entrance and one at each cul-de-sac.

(8:05p.m. Mr. Scarpato left)

Mr. Brown said that it is acceptable to continue with recommendations with only three members present.

Stormwater waivers- Mr. Hill said there are a group of waivers from the 1994 Stormwater Management Ordinance that they are seeking. Mr. Ragan is fine with all of these waivers. Mr. Shock, Ms. Hittinger and Ms. Bowers agreed with Mr. Ragan.

Turning templates- Mr. Hill said that when he called Avondale Fire Company they said their biggest truck was 38' 7". Traffic Planning and Design (TPD) is saying that Avondale's biggest truck is 48' long. Mr. Brown will check with Avondale and contact TPD.

Removal of crosswalks- Mr. Hill said that TPD has told him to take the striping for the crosswalks away. He said they do not have a problem with removing it. Mr. Shock, Ms. Bowers, Mr. Ragan, Ms. Hittinger, and Mr. Brown were fine with taking away the striping. The trail crossings will still be marked.

Street trees- Mr. Hill said that the street trees are on the lots and in the open space. The Homeowners Association documents will restrict them from cutting down the trees. Mr. Brown said it sounds fine to him as long as the Homeowners

Association documents say that they must maintain them. Mr. Hill said that they do.

Woodland removal- Straus Associates is proposing woodlands edge planting to protect the trees that are not being taken down. Mr. Brown suggested setting up a meeting with Mr. Ragan and Ms. Straus to discuss this topic.

Snow removal for emergency access. Mr. Kinsey said that it needs to be clearly stated in the Homeowners Association documents and it needs to be continually taken care of. Mr. Hill said it will be added to the documents and plan notes.

Stormwater maintenance- Note 10 could easily be outside of the right-of way construed to indicate that the Township is responsible for all the stormwater conveyance systems, not just those in the right of way. Ms. Hittinger said she sees how it can be misconstrued. It looks to her like it says that the Township is responsible for all the storm drain pipes and inlets. When it should say the Township is not responsible for the stormwater drain pipes and inlets outside of the right-of-ways. Mr. Hill agreed that the wording needs to be changed.

Waivers reviewed in REA letter

Section 22-606.6 of the Subdivision and Land development Ordinance, which requires the edge of any driveway to be no less than eighty feet from the nearest street intersection. Two lots do not meet these requirement. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 22-612.3 B, which requires a tangent of at least one hundred feet between reverse curves. No sight distance issues are created per Mr. Hill. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 22-612.5 H, which requires the approach to an intersection to have a minimum tangent distance of 100'. Ms. Bowers, Ms. Hittinger and Mr. Shock agree that a waiver should be granted.

Section 22-612.7 B, which requires a single access street to be no longer than 600'. Two emergency access roads and a boulevard entrance are provided. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 22-612.7C, which requires single access streets to provide access to no more than 20 dwelling units. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 20-303.2 D, of the Stormwater Management Ordinance, which requires that impervious cover calculations include 110% of the impervious cover proposed. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 22-611.1, which requires all slopes on residential lots to be no greater than 4:1 and slopes greater than 4:1 and longer than 25' horizontal not to be included in the lot area calculations. This waiver is requested for lots 21, 30, 31, 32, 33, 34 and 37. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 22-613.2, which requires stabilized shoulders and swales along subdivision streets. The applicant is requesting the use of rolled curb because of the slopes in the plan. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 20.303.2 A of the Stormwater Management Ordinance, which requires land cover to be modeled as meadow for pre-development conditions. The applicant is requesting the existing impervious cover to be modeled as impervious cover. Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

Section 20-403.2 CF (9) of the Stormwater Management Ordinance, which

requires a baseline stream study. A 300' buffer is already provided due to bog turtle protection Ms. Bowers, Ms. Hittinger and Mr. Shock agreed that a waiver should be granted.

4. Public Works Department land development plan

Mr. Ragan presented the plan. He explained it meets our ordinance and has been approved by the Conservation District. It is for a 14,000 square foot maintenance building and salt shed. There will also be storage for bulk supplies behind the Township building parking lot. Some minor changes will be made to the front of the existing Township building to add more parking. The stone area in the back parking lot will be paved and lined. Both buildings will be on public sewer and will utilize grinder pumps.

The plans have been transmitted to the County Planning Commission and we have not heard anything back yet. The postcard for the Pennsylvania Department of Environmental Protection for wastewater planning has been sent in and we are exempt. Fuel pumps dispensing both gas and diesel fuel will be installed.

Ms. Hittinger asked what type of fencing is going to be used? Mr. Kinsey said they would be using 6 foot most likely chain link fence just to stop the kids from cutting through the property.

The consensus of the Commission members was that the plan was acceptable and would receive a recommendation for approval if a quorum was present.

VI. ADJOURNMENT

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant