

**PLANNING COMMISSION
MEETING MINUTES
July 31, 2019 7:00 PM**

MEMBERS PRESENT:

Frank Scarpato, Chairman
Charlie Shock
Rick Schroder
Colleen Preston
Geoff Stroud

MEMBERS ABSENT:

Kevin Runey
Bran Lynch

OTHERS PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Township Secretary
3 Audience Members

I. CALL TO ORDER

Mr. Scarpato called the meeting to order at 6:58 p.m.

II. PUBLIC COMMENT (on agenda items)

Mr. Scarpato asked for any public comment on agenda items. There was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission members reviewed the meeting minutes of June 19, 2019, Mr. Shock made a motion to approve the minutes as presented, seconded by Mrs. Preston and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

Mr. Scarpato reviewed the plan extensions for:

Development	Application	Date Received	90 Day Expires
Needham Farms	Preliminary	March 15, 2005	November 16, 2019
Barbara Yeatman	Preliminary/Final	October 1, 2018	September 26, 2019
Hy-Tech Mushrooms	Preliminary/Final	February 27, 2019	November 22, 2019
Lopez/Llewellyn	Preliminary/Final	June 19, 2019	September 17, 2019

There were no comments.

V. AGENDA ITEMS

Hy-Tech Mushroom Preliminary/Final Land Development Plans

Mr. Bill Fredericks gave a quick review of the project that is located at 155 Valley Road. He reviewed the variances that were approved by the Zoning Hearing Board as well as the waivers that they are asking for tonight.

Ms. Preston made a motion to recommend approval of the land development plan as well as the following waivers to the Board of Supervisors based on Mr. Ragan's recommendation in his memo dated July 24, 2019.

(Mr. Geoff Stroud arrived 7:21 p.m.)

Waiver 1: 22-6013 Sidewalks

Waiver 2: 24-02.2E Stormwater

Waiver 3: 22-612.1 I Roadways

Waiver 4: 22-402.B2 Preliminary/Final Plan Combination

Seconded by Mr. Schroder and approved by a vote of 5-0.

Lopez/Llewellyn Preliminary/Final Lot Line Change Minor Subdivision Plans

Mr. Schroder made a motion to recommend approval of the Lopez/Llewellyn Preliminary/Final Lot Line Change Minor Subdivision Plans as presented, seconded by Mrs. Preston and approved by a vote of 5-0.

Vista 2025 Chester County's Economic Development Strategy- October 2014

Mr. Battin review that this plan is still being visited and revised by the county. He explained that next year the Township is going to be working on revising the Township Comprehensive Plan and we will be able to add some of the ideas they have in this document to help better out community.

Mr. Schroder stated, I think if and where we can control the design around what we are doing then asphalt can replace sidewalks. The problem that we have is with so much residential out there already that is nondevelopment up and down the roads that's where the sidewalks really become an issue and we should

hopefully be concentrating funds to relieve any safety issues. That would be my goal and I think we have tried to do that, so hopefully this will work out that some investments are made to the benefit of the community rather than going a different direction.

Mr. Battin explained that we have a summer intern that majors in GIS and he is working on updating our maps and creating new ones. We are starting with a fresh slate on what's existing now. This is all part of the linking trails, linking communities, which is part of the Vista 2025. This is something where the Planning Commission will have an impact on, if we have a few extra dollars, where should these next trails go. Mr. Scarpatto stated, that he is leaning more towards sidewalks, if we can prioritize sidewalks and where they are needed the most, I say we do that. Mr. Battin agreed both trails and sidewalks a mix of both would be prioritized. Mr. Schroder commented that it would be great if we could partner with the Boroughs on this. Mr. Battin stated we do have that partnership now.

Mr. Schroder commented that there is a lot of good work that went into this study, there are some challenges like the sample size was 312, who responded might create a bias. One of the things I did like is and this came up ten years ago, people want to be able to walk to restaurants and walk to locations, its part of the charm as people describe it as not having that heavy build-up. There is a bit ying and yang, lower cost housing and then others don't think housing is an issue. The margin of error is 5.5 % with a 95% confidence that's because the sample size is only 312 people total. I would feel a lot more comfortable if there were a bigger sample but its hard to get people to want to participate.

VI. Subdivision Plans Acceptance and Acknowledgement

VII. PUBLIC COMMENT (non-agenda items)

Mr. Scarpatto asked for public comment on non-agenda items. There was none.

VIII. ADJOURNMENT

Mr. Shock made a motion to adjourn the meeting at 7:48 p.m., seconded by Mrs. Preston and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary