

**PLANNING COMMISSION
MEETING MINUTES
July 26, 2023**

MEMBERS PRESENT:

Charlie Shock
Kurt Engleman
Pat Tucci
Bob Vanella

MEMBERS ABSENT:

Bran Lynch, Chairman
Frank Scarpatto, Vice

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager

I. CALL TO ORDER

Mr. Vanella called the public meeting to order at 7:00 p.m.

II. PUBLIC COMMENT (on agenda items)

Mr. Vanella called for public comment on agenda items. There was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of June 28, 2023. Mr. Tucci made a motion to approve the meeting minutes of June 28, 2023 as presented, seconded by Mr. Vanella and approved by a vote of 4-0.

IV. PLAN EXTENSIONS

Mr. Lynch reviewed the plan extensions for:

Development	Application	Date Accepted	90 Day Expires
Needham Farms	Preliminary	March 15, 2005	October 5, 2023
Barbara Yeatman	Preliminary/Final	October 1, 2018	September 5, 2023
Cliff Anderson	Preliminary	June 30, 2021	September 17, 2023
HiMedia Labs	Preliminary	May 25, 2023	August 23, 2023
524 Gap Newport (Dillon Property)	Preliminary/Final	May 31, 2023	August 29, 2023

V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT

342 Woodview Road Preliminary/Final Subdivision

The Planning Commission reviewed the Preliminary/Final Subdivision packet for 342 Woodview Road. Mr. Shock made a motion to accept and acknowledge the plan submission for 342 Woodview Road, seconded by Mr. Tucci and approved by a vote of 4-0.

VI. AGENDA ITEMS

342 Woodview Road Preliminary/Final Subdivision Recommendation for Approval

Mr. Battin explained that this is a simple subdivision, where they are asking for a couple of waivers. Mr. Ragan does not oppose these waivers. Waivers are as follows:

Waiver 1: 22-502.5.K- The applicant is requesting a waiver from the requirement to delineate wetlands on the tract. REA does not oppose this waiver since no development is proposed.

Mr. Shock made a motion to recommend this waiver to the Board of Supervisors for approval, seconded by Mr. Tucci and approved by a vote of 4-0.

Waiver 2: 22-502.5.FF- The applicant is requesting a waiver to not show utilities on the plan. REA does not oppose this waiver since no development is proposed.

Mr. Shock made a motion to recommend this waiver to the Board of Supervisors for approval, seconded by Mr. Tucci and approved by a vote of 4-0.

Waiver 3: 22-502.7- The applicant is requesting a waiver to not so an erosion and sediment control plan. Since no construction is proposed, this waiver

is not necessary.

Mr. Shock made a motion to recommend this waiver to the Board of Supervisors for approval, seconded by Mr. Tucci and approved by a vote of 4-0.

Waiver 4 22-502.8: The applicant is requesting a waiver to not prepare a conservation plan. REA does not oppose this waiver since no development is proposed.

Mr. Shock made a motion to recommend this waiver to the Board of Supervisors for approval, seconded by Mr. Tucci and approved by a vote of 4-0.

Waiver 5 22-503.6.H, 22-603.1 & 22-502.5.Q: The applicant requested a waiver to not place monuments at the tract property corners. REA does not oppose the waiver with the condition that monuments be placed at the comment corners of UPI # 59-5-72 and UPI # 59-5-72.4A at the ultimate right of way line. Pins should be placed at the new lot corners as shown on the plans.

Mr. Shock made a motion to recommend this waiver to the Board of Supervisors for approval, seconded by Mr. Tucci and approved by a vote of 4-0.

Mr. Battin stated that since this is a simple subdivision that has been reviewed by all engineers and the county, the LGT Planning Commission can also make a recommendation this evening if they pleased.

Mr. Shock made a motion to recommend approval of the Preliminary/Final Subdivision plan based on Mr. Ragan's memo dated 7/25/2023, seconded by Mr. Tucci and approved by a vote of 4-0

Chatham Overlay District

The Planning Commission reviewed the Chester County Planning Commission review of the rezoning of the 6 parcels in the Chatham Overlay District. They did want to emphasize the importance to look at the Chatham Village when the Comprehensive Plan is redone to add more details around the Village as well as the concept plan.

Mr. Engleman made a motion to recommend moving forward with the Chatham Overlay District rezoning of the 6 parcels, seconded by Mr. Tucci and approved by a vote of 4-0.

VII. PUBLIC COMMENT (non-agenda items)

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

VIII. ADJOURNMENT

Mr. Shock made a motion to adjourn the meeting at 7:43 p.m., seconded by Mr. Vanella and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk
Assistant Township Manager