

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

MEMBERS PRESENT: Bran Lynch, Chairman- Phone Frank Scarpato, Vice- Phone Charlie Shock Bob Vanella	MEMBERS ABSENT: Pat Tucci Kurt Engleman	STAFF PRESENT: Ken Battin, Township Manager Dawn Maciejczyk, Assistant Township Manager
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I. CALL TO ORDER

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

II. PUBLIC COMMENT (on agenda items)

Mr. Vanella called for public comment on agenda items. Mary Schlachter, Historical Commission, commented on the 524 Gap Newport Pike, Dillon Property. She is speaking on behalf of herself and not the commission. Mr. Steve Dowdall has put together an extensive presentation about the historical house on that property. Is the purpose of tonight's meeting to decide the fate of that house? Mr. Tom Schreier, Engineer, stated that it is not the purpose of this meeting tonight.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of May 31 2023. Mr. Shock made a motion to approve the meeting minutes of May 31, 2023 as presented, seconded by Mr. Lynch 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	July 27, 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**

Mr. Battin explained that at this time, this subdivision has been placed on hold as they need to make some changes.

VI. AGENDA ITEMS

HiMedia Labs Preliminary/Final Land Development

Mr. Jim Fritsch, Register Associates, and Mr. John D'Errico, Vice President HiMedia, gave an overview of the plan. Mr. Fritsch stated they are not looking for any approvals tonight, just looking for direction. For the trails on the property, is the Planning Commission making that decision or should we go to the Parks and Recreation Board for that, and for the water and sewer, do we need to go to the Municipal Authority Board for that. The Planning Commission, stated they would like to see a recommendation for the trails from the Parks and Recreation Board. As far as water and sewer they would need to go to the Municipal Authority Board meeting. Mr. Fritsch asked Mrs. Maciejczyk that HiMedia be placed on both agendas for the Parks and Recreation Committee as well as the Municipal Authority.

524 Gap Newport Pike Preliminary/Final Land Development

Mr. Tom Schreier, Engineer and Mr. Bill Romanelli gave an overview of the project. Mr. Romanelli, stated that to follow up on the earlier questions about the house, we are following the conditional use agreement and are thoroughly marketing the house for rent or sale for 2 years from the date of final approval.

Mr. Schreier stated that they are looking for recommendations on three waivers tonight. Waiver 1: 27-402.B(2) to permit the plan to be processed as a preliminary/final plan.

Waiver 2: 20-306.R to permit a larger ratio of the tributary drainage area to the footprint of the drywell than the Township Ordinance allows.

Waiver 3: 22-610-15 to permit earth disturbance activity between the 15th of October and the 15th of February.

Mr. Ragan stated in his review that he has no problem with these waivers. Mr. Shock made a motion to recommend approval of these waivers as presented to the Board of Supervisors, seconded by Mr. Lynch 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. Scarpato made a motion to adjourn the meeting at 7:56 p.m., seconded by Mr. Shock and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk
Assistant Township Manager