

**PLANNING COMMISSION
MEETING MINUTES
July 31, 2024**

MEMBERS PRESENT:

Charlie Owens Kurt Engleman
Charlie Shock Robert Vanella
Pat Tucci

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager

I. CALL TO ORDER

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

II. PUBLIC COMMENT (on agenda items)

Mr. Engleman called for public comment. There was none.

III. APPROVAL OF MEETING MINUTES

The Planning Commission reviewed the meeting minutes of May 29, 2024. Mr. Owens made a motion to approve the meeting minutes of May 29, 2024 as presented, seconded by Mr. Vanella and approved by a vote of 5-0.

IV. PLAN EXTENSIONS

Mr. Engleman reviewed the plan extensions for:

Development	Application	Date Accepted	Expires
Needham Farms	Preliminary	March 15, 2005	October 19, 2024, 2024
Barbara Yeatman	Preliminary/Final	October 1, 2018	March 4, 2025
Cliff Anderson	Preliminary	June 30, 2021	December 8, 2024
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	October 29, 2024
Yeatman Tract	Preliminary	August 30, 2023	October 20, 2024
HiMedia Labs	Preliminary	May 25, 2023	February 13, 2025
Ha Place 558 E. Baltimore Pike	Preliminary/Final	January 31, 2024	December 29, 2025
146 Garden Station Road	Preliminary/Final	March 24, 2024	September 9, 2024

**V. SUBDIVISION PLANS ACCEPTANCE AND ACKNOWLEDGEMENT
Gamache Property Final Subdivision**

Mrs. Maciejczyk stated that the Township is working with the property owner to purchase a portion of the property for open space. We have completed plans and sent to the county for review. We cannot proceed anything further until the property owner is ready to sell.

Mr. Tucci made a motion to acknowledge and accept the plans for review for the Gamache Property Final Subdivision, seconded by Mr. Shock and approved by a vote of 5-0.

VI. AGENDA ITEMS

146 Garden Station Road

The Planning Commission reviewed the final plans for 146 Garden Station Road. Mr. Kegerizer gave a little background on the project. Single family lot splitting into 2 lots. There is an existing home on the one lot.

Mr. Tucci made a motion to recommend approval to the Board of Supervisors pending all administrative items are taking care of, seconded by Mr. Vanella and approved by a vote of 5-0.

Gamache Property Final Subdivision Plan

Mr. Battin explained that this is a property that the Township is looking to purchase as part of our Open Space program. This property is connected to the Blosser Property on Avondale Road.

Yeatman Track Preliminary Land Development Plan

Mr. Zarro, Esq for the Developer gave an overview of the project and the waivers that they are seeking relief for. The following waivers were requested:

1. Section 22-606.5, Driveways. For a length of 25 feet as measured along the centerline of the driveway from the edge of the cartway, the driveway shall have a maximum grade of 4 percent. Any remaining portion of the driveway shall have a maximum grade of 15 percent. *A waiver is requested from this section of the Ordinance to allow a maximum grade of 6% per the layout proposed in the Settlement Agreement. The Township Engineer does not oppose this waiver.*
2. Section 22-606.6- Driveways. The edge of any driveway shall be no less than 80 feet from the nearest end of the paving radius at a street intersection. *The lot dimensions approved as part of the Revised Concept Plan attached to the Settlement Agreement are less than 80 feet in width. Accordingly, a waiver is requested from this section of the Ordinance for the approved Revised Concept Plan lot dimensions and layout follows as it is not possible to meet this requirement for lots less than 80 feet in width. The Township engineer does not oppose this waiver.*
3. Section 22-610.15- Erosion and Sediment Control. In no event shall earth disturbance activity occur between October 15 and February 15 of the succeeding year without authorization of the Board of Supervisors. In order for any earth disturbance activity to take place during the above-referenced period, all of the following conditions must be met. These conditions are in addition to the requirements of the approved erosion and sediment control plan.
 - A. Any area of earth disturbance must be directly accessible from a street that has been graded and stabilized with a minimum of the proposed base course and binder course.
 - B. The street of access must have been in place prior to October 15.
 - C. All earth disturbance, whether temporary or permanent, that fall beyond the street of access must be covered by the end of each Friday of the disturbance week with a minimum of three tons of hay or straw per acre and secured in place by approved methods.
 - D. Any disturbed areas covered by straw or hay must be maintained continuously.
 - E. Disturbed areas must be located no more than 200 feet from the street of access. *To the extent required, a waiver is requested from this section of the Ordinance to allow the Applicant earth disturbance activities for the proposed development between October 15 and February 15. The Applicant can comply with the requirements to allow this disturbance to occur. The Township Engineer does not oppose this waiver.*
4. Section 22-612.3.B.(1)- Streets- Streets Alignment. To ensure adequate sight distance, minimum center line radii for horizontal curves shall be as follows: One hundred fifty feet on local access streets. *A waiver is requested from this section of the Ordinance for proposed Loop A and the Private Drive in the Northwest portion of the site, which are*

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- intended to be private roads. The layout has been modified pursuant to comments from the Township Engineer. However, the proposed waiver request is still required to provide consistency with the layout approved on the Revised Concept Plan.*
5. Section 22-612.7.C- Streets- Single access streets and single access residential developments. A single access street shall not furnish access to more than 20 dwelling units. *A waiver is requested from this section of the Ordinance to allow the number of dwelling units accessed by a single access street to exceed 20. The private drive located in the Northwest portion of the site is the area where this waiver would apply as 24 dwelling units are proposed on a single access in this area. The street in this area is proposed to be private.*
 6. Section 22-613.3- Curbs and Sidewalks. Curbs shall be of vertical design, as illustrated in appendix H of this chapter. *A waiver is requested from this section of the Ordinance to permit the installation of rolled curbs. The Township Engineer does not oppose this waiver.*

Mr. Tucci made a motion to recommend approval to the Board of Supervisors for waivers, 1, 2, 3, 5 and 6. Waiver 4 he recommends is tabled until further clarification is received, seconded by Mr. Vanella and approved by a vote of 5-0.

Peer Review of PA Rt. 41 Chatham Roundabout

Mr. Battin reviewed that this is the area that we have looked at and reviewed the last couple of meetings on what we would like to recommend for the Chatham Roundabout to Penn DOT.

Mr. Kaplan, reviewed the Peer Review, conducted by Toole Design of the Route 41 Chatham Roundabout with the Planning Commission. Mr. Kaplan stated that Penn DOT is looking for guidance and this is an opportunity for the Township to get in from of Penn DOT. Mr. Engleman stated the Planning Commission appreciates Mr. Kaplan coming and sharing this document and his opinions.

Mr. Battin stated in the discussion the following are what the Planning Commission is recommending to the Board of Supervisors to be included in the letter to Mr. Fellin at Penn DOT.

- All work shall not negatively impact Historical significance of the Village.
- Penn DOT shall design and implement guidelines outlined within the "Village Preservation Guide" produced by the Chester County Planning Commission, to the best of their ability. Ultimately, providing a visually appealing and safe streetscape.
- Accommodate bike and pedestrian traffic.
- Sidewalks to be installed on both sides of Rt. 41.
- Bikeway maintain able to travel by bike via London Grove Road
- Lighting, all light shall conform to Dark Skydesign standards.
- All lamp posts, shall meet Township standards, Spring City Electric, Style Northampton pedestrian with Villa Top. Color Black.
- Luminaire, shall be Spring City Electric, Style- Richmond. Color Black.
- All utility pole mounted lighting shall conform to Dark Sky design standards, housing and masts shall be black.
- Roadway widths shall be maintained at a width to accommodate farm vehicles and oversize loads that frequently utilize Rt. 41.

Mr. Engleman made a motion to recommend the above to the Board of Supervisors, seconded by Mr. Tucci and approved by a vote of 5-0.

VII. PUBLIC COMMENT (non-agenda items)

Mr. Engleman called for Public Comment on non-agenda items. There was none at this time.

VIII. ADJOURNMENT

Mr. Tucci made a motion to adjourn the meeting at 8:42 p.m., seconded by Mr. Vanella and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary