

Planning Commission Work Session Meeting Minutes January 18, 2018

Members present: Bobb Carson (Chairman), Karen Bedics, Jay Fuggiti (recording), Dawn Nicholson, Stephen Smith

Also present- Mike Brown (Township Manager), Robert Wynn (Township Engineer), Traditions of America representatives Laura Eberly and Greg Adelman

Bobb Carson called the meeting to order at 7:00PM.

There were no outstanding minutes to review so we moved onto the first topic of business.

Representatives from Traditions of America were on hand to review their proposed development along Old Bethlehem Pike. Mr. Adelman indicated they had attended a hearing with the Zoning Board and were given a special exception allowing a horizontal radius of 100 feet on two curves on the access road to minimize the impact on the wetland buffer.

Comments from C. Robert Wynn Associates dated January 9, 2018 were reviewed starting with items #6A-E which were the waiver requests:.

A and B dealt with plan dimensions and were agreed to with the understanding that the plans submitted to the courthouse would have to comply with the 24x36 dimensions.

C – This is unresolved. Traditions will present further information regarding their concept of utilizing remnants of land to fulfill the open space requirements.

D--The Commission leaned towards a favorable position regarding the reduction of the radius on the road turns but asked that the servicing fire department be consulted to insure their trucks could navigate the requested radius. Following this a determination on waiver will be given.

E—Following a discussion on whether sidewalks should be on both sides of Valor Drive, Traditions agreed to review the possibility of placing sidewalks on both sides of the street at least through the residential area.

Mr. Adelman indicated that the decision has now been made to keep the roads private. He understood that this would mean the Township would not be responsible for maintenance nor snow clearing. R. Wynn stated that an additional waiver would be required for that change. M. Brown indicated that the HOA would have to grant permission to allow the police to enforce traffic on this road.

5A—Planning Commission indicated that the Army Corp of Engineers would not be required to validate the wetland study.

7B – The centralized mailbox location will be indicated on the revised plan.

8 – G. Adelman indicated they had received comments back from PENNDOT and will revise the Transportation Impact Study. R. Wynn requested that the comments be forwarded to him for review.

9 – Traditions must supply additional information on infiltration to R. Wynn's office.

10 – No comments.

11 – B. Carson requested to see all distances between wells and septic fields with neighboring properties on the revised plan.

12 through 14 -- No comments.

15 -- L. Eberly indicated that the open space would be conservation areas and not recreational areas.

16 -- The proposed plan had street lights only at the intersections. The Planning Commission raised concerns over this and a revised plan will show five lights which will illuminate the turns in the access road and the residential area.

17 through 19 -- No comments.

20 – G. Adelman indicated that there will be more information forthcoming on the replacement tree/reforestation requirement.

21 – G. Adelman indicated this was a “will comply” along with all the remaining comments by Robert Wynn Associates letter dated January 9, 2018 if not previously addressed.

R. Wynn requested an extension of time from Traditions and G. Adelman indicated that one had been given but did not have a copy with him.

The next item of business was the County’s Waste Disposal Plan. K. Bedics presented three issues:

1. Lack of recycling improvement vs. today's levels
2. High volumes of imported waste from surrounding states
3. Spreading of bio-waste within the county

A motion was made by K. Bedics, seconded by D. Nicholson and approved by all to pass this recommendation and issues to the Board of Supervisors.

The January 10, 2018 version of the Continuing Care Retirement Community (CCRC) was reviewed. In 1.I.ii.c, it was agreed that we should just go with the SALDO with regard to tree plantings. In 1.I.iii, the reference to “park” should be removed. After reviewing the “Existing Zoning Regulations in Eligible Districts” prepared by D. Nicholson, it was determined that we need to address permitted uses in the DD and VR zones to allow CCRC’s. K. Bedics will revise the definition of Assisted Living/Personal Care to incorporate B. Carson’s comments.

M. Brown raised the issue that current zoning allows one acre lots in the VR district. It was agreed that this has the tendency to break up the village concept and will be put on a future agenda for discussion.

Motion was made by S. Smith and seconded by K. Bedics to adjourn and it passed unanimously at 9:23 PM

