

WEST DEER TOWNSHIP PLANNING COMMISSION
JULY 28, 2016

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, Robert Bechtold, and John Butala

Absent Member(s): Adam Woods, Ted Gall, and Tim Phelps

Other Attendees: Scott Shoup, Shoup Engineering
William Payne, Code Enforcement Officer

Minutes from March 24, 2016 were submitted and stand approved.
(Meetings for April, May, and June were cancelled.)

AGENDA MEETING

Dillner Farm: Agricultural Security Area

(Represented by Don Dillner)

Property zoned R: Rural Estate

Per Mr. Dillner, property has been a family farm for generations. Mr. Payne explained that the Agricultural Security Area provides farmers the protection to do their farm duties without complaints from adjoining property owners. Property to be included is:

- 4140 Sandy Hill Road (lot/block #2383-L-25): 1.61 acres
- 9 Old Springhouse Land (lot/block #2383-R-284): 22.5 acres
- 4120 Sandy Hill Road (lot/block #2383-M-201): 20.09 acres
- 3700 Sandy Hill Road (lot/block #2383-R-232): 40 acres

Total acreage is 84.2 acres.

First motion to **RECOMMEND APPROVAL** for the Dillner Farm to be included in the Agricultural Security Area by Mr. Butala and second motion by Mr. Bechtold.
Voting was unanimous.

AGENDA MEETING WAS CLOSED AND THIS MONTH'S WORKSHOP COMMENCED

McIntyre Heights: PRD on McIntyre Road

Represented by Jeff Martin (Richland Holdings) and John Schleicher (Gibson-Thomas Engr.)

Property zoned R2: Semi-Suburban Residential District

A conceptual site plan was submitted depicting 76 (possibly 80) townhouse units (4 units per lot) and 22 duplex units on 38.74 acres. A plan was proposed about 8 years ago for single family residences to be located on this site, but the housing market became stagnant and project was put on hold and eventually discarded.

The following was noted by the Planning Commission and the developer/engineering will address these issues once application is submitted:

1. Review standard for private driveway requirements.
2. Parking requirements to be addressed. Planning Commission will be looking for some auxiliary parking to eliminate street parking for visitors, etc.
3. Encouraged sidewalks on both sides of streets. Where no buildings are proposed between duplex units and townhouse units it was suggested that only one side of street to have sidewalks. Then where units start again - continue with both sides of street.

Mr. Schleicher questioned the lot area of 21,780 sq.ft. (1/2 acre) as shown in the Township's Zoning Ordinance No. 394, Section 5.5. Mr. Shoup suggested including this on a list of modifications to be voted on at a later date.

Mr. Butala asked Mr. Martin if he has any concerns on adding additional traffic to McIntyre Road. Mr. Martin, who was the developer for Hytyre Farms located on McIntyre Road, answered that the majority of residences don't use McIntyre Road to access Route 8 and Route 910. Most of the residences go through Dawn Road to reach Route 910 and through Grandview (Richland property) to reach Route 8. (Mr. Martin will be paying an impact fee of \$336 per unit.)

A public hearing will be conducted by the Board of Supervisors for a conditional use for a PRD to be permitted in an R2 district and to for the tentative approval of the PRD.

Michael Coletta: 212 Starr Road

Property zoned C2: Highway Commercial

Mr. Coletta is in the process of demolishing 212 Starr Road. Originally he was going to remodel the building but concluded that the building was in need of too many repairs and structurally unsound. His concern is that if he demolishes the building he may lose the current front setback line and be required to site new construction to current building setbacks. If this would occur he would not be able to have an adequately sized building with adequate parking for his needs.

Taking into consideration that intent of the code was not only to promote development while still maintaining adequate buffer for the neighboring properties but also to blend with the character of existing structures, the Planning Commission determined that the existing building line towards Little Deer Creek Road and Starr Road would not be detrimental to the neighborhood. The Planning Commission and the zoning officer (Mr. Payne) are of the opinion that a new building could use the building lines established by the original structure. That structure was condemned as a dangerous structure in March of 2015. It was the view of the Zoning Officer that a new building would be more structurally sound than rehabbing the existing one. All new building codes would also be applied to the new structure making it far superior in terms of fire safety and egress requirements.

Mr. Colleta's concept was for a pub with outdoor seating but he is open to any idea at this time. The planning Commission advised him to take into consideration the adjacent neighbor's concerns regarding noise, light, etc.