

WEST DEER TOWNSHIP PLANNING COMMISSION
AUGUST 25, 2016

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, Robert Bechtold, John Butala, Adam Woods, Ted Gall and Tim Phelps

Other Attendees: William Payne, Code Enforcement Officer

Minutes from July 28, 2016 were submitted and stand approved with corrections regarding Mr. Coletta's demolishing and rebuilding of 212 Starr Road.

SHOFF FARMS: Cedar Ridge Road

Represented by John Schleicher (Gibson-Thomas Engineering)

Property zoned R2: Semi-Suburban Residential District

Mr. Schleicher described the process for the driveway construction of 8 units fronting Cedar Ridge Road. The driveways, that the Township approved, did not meet Penn Dot standards for site distance. Shoff Farms obtained permits for 3 driveways that meet Penn Dot standards but would not be aesthetically pleasing and just meet the requirement. They are proposing the new design for accessing the 8 units on a centrally located common driveway with one access point onto Cedar Ridge Road. The new proposed central entrance provides almost twice the previous site distance and eliminates multiple entrances onto Cedar Ridge Road. The new access would divide the units into a section of 4 units to the right of the entrance and 4 units to the left of the entrance. This would greatly improve the site distance for all traffic entering or exiting onto Cedar Ridge Road.

Mr. Payne added that he and Police Chief Lape went to the site to verify site lines and are both in agreement with the developer that the first Penn Dot approved driveway is a safety concern and the new proposed entrance would be the best option for the safety of the new residents.

The Planning Commission discussed the possible concerns that may arise from a single entrance servicing 8 units. The following conditions were made to alleviate such concerns.

1. The driveway is to be constructed to the Township standards in regards to base and asphalt standards.
2. Shall be clearly denoted on all Deeds of homes that "The private driveway servicing this home will never be taken over by the Township".
3. To be clearly denoted in the Home Owners Association's Agreement that the private drive servicing 3530, 3532, 3534, 3536, 3538, 3540, 3542, and 3544 Cedar Ridge Road are the property of the Home Owners Association and all maintenance is the responsibility of the Home Owners Association.
4. The minimum paved cartway width of the driveways shall be as follows:
 - a) Entrance drive is to be 24 feet.
 - b) The driveway parallel to Cedar Ridge Road is to be 20 feet.

First motion by John Butala and second motion by Robert Bechtold to **RECOMMEND APPROVAL** of the Shoff Farms private driveway that fronts Cedar Ridge Road to be a single entrance servicing 4 units to the right and 4 units to the left of the entrance with the above conditions.

Voting was unanimous.