

WEST DEER TOWNSHIP PLANNING COMMISSION
March 23, 2017

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

Absent Members: Tim Phelps, Adam Woods and Ted Gall

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

WORKSHOP MEETING

CONCLUDES THE WORKSHOP MEETING

AGENDA MEETING

Minutes from January 26, 2017 were submitted and stand approved.

Greystone Fields (Seasonal Venue), 4085 Sandy Hill Road

(Represented by Adam Alexandrunas)

Property is zoned R (Rural Estate). Shoup Engineering review letter, dated March 23rd, was submitted. Review letter comments where: exterior lighting, usage of each building to be identified, and landscaping. Mr. Alexandrunas explained that there are 5 existing buildings on property and usage for each. The proposed seasonal venue was an implementation shed, described as a lean-to where they are able to back equipment into (3-sided building). This building would be converted to the new venue. No new lighting is proposed and there are evergreens planted measuring between 8 to 10 feet in height. Also explained that parking will be gravel top with the handicap parking to be a concrete surface. Mr. Bechtold questioned the possibility of double booking (events at both Greystone Fields main venue and the new proposed venue). At this time, Mr. Alexandrunas affirmed that they would not want to have an event take place at both facilities at the same time. Smaller venue at the barn (lean-to) will be informal events, whereas Greystone Fields is mainly used for formal, bigger receptions. When main venue rented, the guest have the capability to use the grounds to gather also. He does not want the smaller venue to compete with the main venue which is the Greystone Fields for parking, noise, etc.

First motion by Mr. Butala and second motion by Mr. Bechtold to **RECOMMEND APPROVAL** with the following conditions:

1. Only one event, either at the “barn” or Greystone Fields.
2. This project is conditionally recommended for approval subject to review annually, if warranted, by the Township Zoning Officer.
3. Subject to formal written response to Shoup Engineering review letter dated March 23, 2017.

Voting was unanimous to recommend approval.

McIntyre Heights, PRD

(Represented by John Schleicher, Gibson-Thomas Engineering and Todd Rossman, Richland Holdings) Located off McIntyre Road/Property zoned R-2: Semi-Suburban Residential District. Property measures 38.7 acres.

Shoup Engineering review letter of March 23, 2017 was submitted. The review letter comments where: off-street parking, lot size, separation of building size, and plan narrative with all departures need to be submitted. Mr. Schleicher indicated that the main difference from the February meeting was they added amenities and guest parking to the plan. The amenities consist of a landscape island with park bench, concrete walkway with rock border and mailbox station. The island/turnaround will be located between the single family patio homes and the duplex units. Guest parking will be located after island and closest to duplex units. Parking consists of 6 slots.

Discussion was held on lot size and the separation between buildings. Plan is proposed for 20 feet building separation vs. the 30 feet requirement and 6,000 sq.ft lot areas vs. 21,780 sq.ft. requirement. Planning Commission does not want to set precedence with the small lots. Mr. Rossman stated that having smaller lots would generate a small HOA fee which is important to the residents. Feels that this plan is in-line with the current housing market. This plan would be acceptable to empty-nesters and senior citizens who are looking to downsize. Ms. Rojik suggested staggering the front yard setbacks to eliminate the feeling of closeness of buildings. Mr. Schmidt feels that the park bench in the island is not enough amenities. Suggested a picnic area with a pavilion, some place for socializing but not necessary a pool or club house. Mr. Rossman agreed to that requirement and Mr. Schleicher will need to revise plans to incorporate the picnic/pavilion area.

First motion by Mr. Phelps and second motion by Mr. Butala to **RECOMMEND APPROVAL** with the following conditions:

1. Recommend approval with 10 feet side yard setbacks.
2. Recommend departure on cul-de-sac length due to topography and parcel shape.
3. Recommend 6,000 sq. ft. vs. 21,780 sq.ft. lot area.
4. Recommend departure requirement for guest parking.
5. Submit covenants and HOA documentation for review by Township Solicitor.
6. 40% of lots to have variations of up to 5 feet in front yard setback.
7. Recommend pavilion and picnic area.

Voting was unanimous to recommend approval.

Holding Tank (997 Deer Creek Road)

Represented by Brandon Forbes, Owner

Sewage Facilities Planning Module (Component 4A) was submitted to the Township by the Department of Environmental Protection (DEP) for two 2,000 gallon holding tanks. Mr. Forbes stated that the holding tanks are the principal method; secondary methods will be a sand mound and drip irrigation. Two (2) tanks are approved for the property. Mr. Forbes is required to have an escrow account with the Township for any expenses. Mr. Payne would like to be provided a copy of the annual report that needs to be sent to the DEP regarding the pumping of the holding tanks.

First motion by Mr. Bechtold and second motion by Mr. Phelps to **RECOMMEND APPROVAL** of the Component 4A sewage facilities planning module with the condition that a copy of the annual report be provided to the Township. Voting was unanimous to recommend approval.