

MINUTES

SOUTH MIDDLETON TOWNSHIP PLANNING COMMISSION 520 PARK DRIVE BOILING SPRINGS, PA 17007

January 16, 2007

PRESENT: TROY TRUAX, TONY GONZALEZ, TOM HOUF, PHYLLIS GIVLER;
ABSENT: JESSE MOOSE, HOWARD ROSE - PLANNING COMMISSION; Richard Mislitsky – Solicitor; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Mark Quinn; Bob Geist; Jim Baker; Rich Malak; Jamie Strong; Brian Lewis; Attorney Jim Hughes; Douglas & Helen Gale; Jason Watson; Sarah Tandle; Duke Slifko; Ray Jones; Mark Heckman; Andrea Ciccocioppo – “The Patriot-News”; John Hilton – “The Sentinel”.

Chairman Troy Truax called the meeting to order at 7:00 PM. Planning Commission and staff introduced themselves.

REORGANIZATION

Troy nominated Tony as temporary chairman for the reorganization. Phyllis seconded, and the vote in favor was 4 to 0. Tony called for nomination for the chairmanship of the Planning Commission. Phyllis nominated Troy for chairman. Tom seconded, and the vote in favor was 4 to 0. Chairman Troy Truax called for nomination for vice chairman. Phyllis nominated Jesse for vice chairman. Tom seconded, and the vote in favor was 4 to 0. Tom nominated Tim as Planning Commission Secretary. Phyllis seconded, and the vote in favor was 4 to 0. Tom nominated Diane as Recording Secretary. Tony seconded, and the vote in favor was 4 to 0.

MINUTES

Tom made a motion to approve the minutes of 12/19/06, as written. Phyllis seconded, and the vote in favor was 4 to 0.

PUBLIC INPUT

There was no public input.

#06-20C TRAMMELL CROW SERVICES, INC. – CONDITIONAL USE

Troy read the following prepared statement regarding this plan, adding that Mr. Mislitsky has recused himself from any discussion of the plan.

Planning Commission Statement Regarding the Trammel Crow Conditional Use Application

It is with thought and consideration that the members of the South Middleton Township Planning Commission have decided to pass the Trammel Crow conditional use on to the Board of Supervisors without a recommendation to approve or deny. This action will not prevent anyone from expressing the concerns they may have regarding this project. The Planning Commission wants to make fair and intelligent recommendations on every project it reviews. However,

because the Planning Commission must pass this plan on to the Board on Tuesday, the members did not feel they would have enough time to hear all the issues and all those presenting evidence to deliberate and make an intelligent recommendation in just an hour or two. It is felt that the Board of Supervisors will hear many hours of testimony and input which the Planning Commission members will not have the benefit of hearing. The Planning Commission will not have benefit of counsel at tonight's meeting which is of some concern, the Commission is missing two of its members due to previous commitments and the agenda is relatively full. All these factors combine to make this decision necessary.

This decision is not taken lightly, nor is it meant to discount or eliminate any input that might have been received from any parties. The Planning Commission members have been invited to participate in the conditional use hearings before the Board of Supervisors in order to hear all the discussion and evidence that is presented to the Board. However, at this time, it is felt by all concerned that this course of action is the best one to follow. The conditional use hearing before the Board of Supervisors will be scheduled at the Board meeting on January 18th.

There were no comments from either the Planning Commission or the public.

Phyllis made a motion to approve the statement. Tom seconded, and the roll call vote in favor was 4 to 0.

#06-09C PARKVIEW AT BOILING SPRINGS – CONDITIONAL USE

#06-11C GEORGETOWNE – CONDITIONAL USE

These plans were tabled.

#06-23 THE TOWNES AT SUMMERBRIDGE VILLAGE – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT

This plan was tabled

#06-18C HOOKE & SUTER – CONDITIONAL USE

This plan was tabled.

#06-24 WESTGATE, PHASES 5, 6 & 7 – FINAL SUBDIVISION & LAND DEVELOPMENT

Fawn Cassel, Herbert, Rowland and Grubic, Inc., presented this plan that proposes to complete Phases 5, 6 and 7 of the Westgate Development. She said that the plans have been revised as per staff comments, and that a draft deed that includes the impervious restrictions has been submitted to the Township.

Troy said that the Planning Commission needs a status report on the homeowners association. Ms. Cassel replied that a homeowners association has been formed and that it has been filed at the County courthouse. She also said there had been no word from any of the homeowners in Phases 3 and 4. Mr. Mislitsky stated that the Township needs something in writing concerning the number of homeowners participating in the homeowners association from each Phase. Brian explained that during the initial phases, homeowners were not required to join an association immediately. Mr. Mislitsky again stated that it is important to know how many homeowners have joined from each phase, and that if there are none who joined that are in Phases 1 and 2, can those in Phases 3 through 8 be required to join the homeowners association.

There was no public comment.

Modifications:

Section 304 g. – Effect of changes in the ordinance; Section 601 b. – Final Plan to conform to Preliminary Plan in all aspects; Section 602 g. (6) – Landscape Plan certified by a Landscape Architect; Section 710 c. (15) (6) – Curbing to be PennDOT Type ‘C’.

Troy made a motion to recommend approval of the modifications. Tony seconded, and the vote in favor was 4 to 0.

Tony made a motion to recommend approval of #06-24, subject to staff comments. Tom seconded, and the roll call vote in favor was 4 to 0.

#06-25 TRAMMELL CROW (SPARKS TRACT) – FINAL SUBDIVISION

This plan was tabled.

#06-27 DEBRA L. SECREST – FINAL MINOR SUBDIVISION

Sarah Tandle, Brehm-Lebo Engineering, presented this plan the subdivision of an approximately 3-acre parcel at the southwestern corner of Adams Road and Walnut Bottom Road into 3 one-acre parcels.

There were no comments from either the Planning Commission or the public.

Modifications:

Section 305 a. – Preliminary Plan; Section 501 b. (15) & (16) – Existing and proposed contours and USGS Benchmark; Section 602 c. – Stormwater Management Plan; Section 602 d. – E & S Plan; Section 602 f. – Grading Plan; 602 g. – Landscape Plan.

Tony made a motion to recommend approval of the modifications. Phyllis seconded, and the vote in favor was 4 to 0.

Phyllis made a motion to recommend approval of #06-27, subject to staff comments. Tom seconded, and the roll call vote in favor was 4 to 0.

#06-28 ESTATE OF RICHARD L. MYERS – FINAL MINOR SUBDIVISION

This plan was tabled.

#06-29 REVISED STONEHEDGE PRD PHASE 2 – FINAL SUBDIVISION & LAND DEVELOPMENT

Attorney James Strong presented this plan that is a revision to the Stonehedge PRD Phase 2 plan previously approved. The previous plan showed 4 buildings with 8 units, and this plan shows 4-unit buildings with the same number of total units.

There were no comments from either the Planning Commission or the public.

Tom made a motion to recommend approval of #06-29. Tony seconded, and the roll call vote in favor was 4 to 0.

ADJOURNMENT:

The meeting was adjourned at 7:20 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
