

MINUTES

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

January 18, 2005

PRESENT: TONY GONZALEZ, TOM WHITCOMB, DOUG WENDT, TROY TRUAX, JESSE MOOSE & RICK REIGHARD – PLANNING COMMISSION; Richard Mislitsky – Solicitor - Absent; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Diane Hollinger – Recording Secretary; Bob Beers; Kirk Stoner; Phyllis Givler; Tim Mellott; Joel McNaughton; Alice Wendt; Attorney James Strong; Andrea Ciccocioppo – “The Evening News”.

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

REORGANIZATION

In Mr. Mislitsky’s absence, the meeting was turned over to Tim Duerr as temporary chairman for reorganization. Tim asked for nominations for the office of chairman. Jesse made a motion to nominate Doug as chairman. Rick seconded, and the vote in favor was unanimous. Doug Wendt then took over as chairman and asked for nominations for vice chairman. Tony made a motion to nominate Troy as vice chairman. Tom seconded, and the vote in favor was unanimous. Doug made a motion to nominate Tim as secretary. Tony seconded, and the vote in favor was unanimous. Doug made a motion to nominate Diane as recording secretary. Jesse seconded, and the vote in favor was unanimous.

MINUTES

Troy made a motion to approve the minutes of 12/21/04, as written. Tom seconded, and the vote in favor was unanimous.

PUBLIC INPUT

None.

#04-11 STONEHEDGE PRD, PHASE 2 – FINAL SUBDIVISION AND LAND DEVELOPMENT

This plan was tabled.

#04-25 LAWRENCE E. SMARR – FINAL SUBDIVISION

This plan was tabled.

#04-30 SABLE CHASE – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT

This plan was tabled.

#04-31 STONEHEDGE DEVELOPMENT, LOT C2 – PRELIMINARY LAND DEVELOPMENT

This plan was tabled.

#04-34 WHEATSTONE – PRELIMINARY SUBDIVISION

Engineer Tim Mellott presented this plan that proposes a residential development consisting of 180 single-family lots. The project is located along E. Springville and Lindsey Roads, north of the Misty Meadows development, and will be built in 8 phases. Mr. Mellott stated that this plan is consistent with the conditional use that had been approved, and that there had been only minor property line adjustments made. Regarding stormwater, he said that the facilities have been designed to receive stormwater from The Oaks development, and that the 2 swales had been designed with additional capacity. He also said that he is awaiting comments from South Middleton Township Municipal Authority. He noted that approval for the planning module exemption had been received from PA DEP. Mr. Mellott added that the developer has agreed to contribute \$25,000 for traffic improvements. He said that E. Springville and Lindsey Roads would be widened, and that there may be alternate paving proposed for Lindsey Road.

Referring to the modification requests, Mr. Mellott said that he prefers the use of slant curbs because of the cuts that are necessary for driveways. Regarding the EIA report, he said that information had been provided with the conditional use application, but that he would be willing to provide additional data that Brian deems necessary. The intersection spacing modification request is necessary since the developer is not proposing any lots that directly access either Lindsey or E. Springville Roads.

Jesse asked Brian if he had an objection to the EIA modification request. Brian replied that, as part of the conditional use application, the applicant had already submitted both a geological study and a traffic study.

Doug mentioned that the applicant may be willing to provide an alternate paving plan for Lindsey Road to pave both halves but not to the width required by ordinance. Troy asked whether the entire length of Lindsey Road that borders the project would be improved at one time. Mr. Mellott replied no. Troy suggested that it would be more cost effective if it were done during Phase II. Mr. Mellott replied that it would require more capital outlay now. Phyllis asked whether the slant curbing would present a problem with stormwater runoff. Mr. Mellott explained that it would be equivalent to vertical curbing in that respect. He added that the basin was designed to even handle stormwater from outside the project area. Troy asked whether there would be a problem with the basin, similar to that in the Westgate development. Brian replied no. Troy stated that there has been an ongoing problem with water not draining from the ponds at Westgate. Tony asked whether this was caused by a design flaw or if it was a maintenance issue. Brian explained that it may have been due to over-excavation and compaction or poor soils, and that it still has not been corrected.

Modifications: Section 714 – EIA Report; Section 716 b. (4) (b) – Intersection spacing less than 300 feet apart; Section 1204 – Use of slant curbs in lieu of vertical curbs; Section 1206 – Reduce number of concrete monuments.

Doug made a motion to recommend approval of the modifications, adding that the applicant has agreed to supply any additional information required for an EIA report that the Township Engineer deems necessary. Tony seconded, and the vote in favor was unanimous.

There was no public comment.

Troy made a motion to recommend approval of #04-34, subject to the applicant's following the Township Engineer's recommendations for Lindsey Road, and asking the Board of Supervisors to pursue discussion of Lindsey Road improvements during Phase II rather than Phase VIII. Rick seconded, and the roll call vote in favor was unanimous.

#04-35 RED ROBIN RESTAURANT – FINAL LAND DEVELOPMENT

This plan was tabled.

ADJOURNMENT:

The meeting was adjourned at 7:25 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
