

MINUTES

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

March 18, 2008

PRESENT: TROY TRUAX, TOM HOUF, TONY GONZALEZ, PHYLLIS GIVLER, DUFF MANWEILER; - PLANNING COMMISSION Richard Mislitsky-Solicitor; Brian O'Neill – Engineer; Tim Duerr – Zoning Officer; La Donna Miller – Recording Secretary; Bony Dawood, Fawn Cassel, Doug Brehm, Thomas Godfrey, Bob Geist, Eric Johnston, Megan Beck, Kayla Fulfer, Mike Myers.

ABSENT: Howard Rose

Chairman Troy Truax called the meeting to order at 7:00 PM.

MINUTES

Tom made a motion to approve the minutes of February 19, 2008, as written. Phyllis seconded, and the vote in favor was 5 to 0.

PUBLIC INPUT

None

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

This plan was tabled.

#07-04 LIMESTONE CREEK, PHASE 1 – FINAL SUBDIVISION & LAND DEVELOPMENT

This plan was tabled.

#07-14 SCOTT J. & ERIKA D. WILSON – FINAL MINOR SUBDIVISION

This plan was tabled.

#07-17 THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA – FINAL MINOR SUBDIVISION

Doug Brehm presented this plan to subdivide the lot that contains the existing Embarq Corporate headquarters building on Sprint Drive. The lot will be subdivided into two parcels of approximately 27 acres for the existing building and an empty 14 acre lot north of the existing building (across from the hospital).

There was no public comment.

Modifications:

Section 601 – Preliminary Plan; Section 601 b (4) – Preliminary Plan requirements – PUC certificate; Section 601 b (4) – Preliminary Plan requirements – Letort report; Section 602 b –

Planning Module; Section 602 f – Grading Plan; Section 602 g – Landscape Plan; Section 602 h – Conformity with EIA and Traffic Study; Section 716 c (2)(b) – Spacing between driveways.

Tony made motion to recommend approval of the modifications. Tom seconded and the vote in favor was 5 to 0.

Phyllis made a motion to recommend approval of #07-17, subject to staff comments. Duff seconded, and the roll call vote in favor was 5 to 0.

#07-22 HARRY H. FOX, JR. – FINAL SUBDIVISION PLAN

This plan was tabled.

#08-03 WHEATSTONE - PHASE II - FINAL SUBDIVISION

Steve Weingarten presented this plan to construct the second phase of the 180 lot single family residential development located along Springville Road between Misty Meadows and Lindsey Road. This phase consists of 32 lots and a connection to Lindsey Road. Steve stated they are ready to move ahead addressing the following comments.

- Administrative comments – from the Planning Department memo dated 2/14/08.
- Phasing – any action taken by Planning Commission does not impact the phasing schedule.
- Geotechnical work – done at site, but nothing given to Township yet.
- Improvement of Lindsey Road – Original agreement should be in effect. If Traditions of America goes first, Wheatstone applicant would pay \$25,000.
- No building permits issued until completion of Lindsey Road.

Troy stated for simplicity tonight, once Planning Commission specifies the conditions; they would be dictated in email communication to Rich Mislitsky-Solicitor and Duff Manweiler-Planning Commission Member.

There was no public comment.

Tony made a motion to recommend approval of #08-03, subject to the (5) five conditions. Phyllis seconded and the roll call vote in favor was 5 to 0.

#08-04 PARVIEW AT BOILING SPRINGS - PRELIMINARY SUBDIVISION & LAND DEVELOPMENT

Fawn Cassell presented this plan to construct 109 dwelling units north of the intersection of Rt. 174 and Springville Road. The parcel is 72.9 acres within a Wellhead Protection District. Conditional use approval has been obtained in the RM zoning district. The Planning Commission discussed making a condition of plan approval that the tree replacement area located on lots 48-51 be expanded in area to include a larger area on lots 43-51. Another condition discussed was to place a conservation easement on lots 23-23 and 26-30 over the wooded areas that are to remain. This is in addition to fifty (50) foot no disturbance easement.

The easement shall be in favor of both the Township and the Homeowner's association. Deed restrictions/notifications should be included on deeds that contain those area.

There was no public comment.

Modifications:

Section 502 f – Landscape Plan at 1" = 100'; Section 703 i – Street grades exceeding 10% maximum; Section 703 n (4) – Intersections exceeding 4% maximum and providing a straight course for 100'; Section 704 b – Block length less than 500 feet; Section 707 a – Sidewalks along Parcel A on the west side of Lila Drive; Section 707 – Sidewalks along East Old York Rd (Rt. 714) & Springville Rd; Section 708 – Curbs along East Old York Rd (Rt. 174) & Springville Rd; Section 710 c (4) – Infiltration; Section 716 c (3) © - Widening of East Old York Rd (Rt. 714); Section 716 c (2)(d) – Widening of Springville Road.

Duff made motion to recommend approval of the modifications conditioned upon additional right of ways being dedicated along Springville Road and Rte. 174 Tom seconded and the vote in favor was 5 to 0.

Duff made a motion to recommend approval of #08-04, subject to staff comments, the expansion of the tree replacement area, and placement of a conservation easement as discussed. Tony seconded, and the roll call vote in favor was 5 to 0.

#08-05 314 PETERSBURG ROAD-FINAL MINOR SUBDIVISION

Eric Johnston presented this plan to subdivide the 76.46 acre into two parcels. One is 0.37 acres, and contains the existing farmhouse. The other is a residual tract of 76.09 acres that will be developed as the Morgan's Crossing plan.

There was no public comment.

Modifications:

Section 707 – Sidewalks; Section 708 – Curbs and Gutters

Tom made motion to recommend approval of the modifications. Duff seconded and the vote in favor was 5 to 0.

Phyllis made a motion to recommend approval of #08-05, subject to staff comments. Tom seconded, and the roll call vote in favor was 5 to 0.

#08-03C WALNUT BOTTOM GROVE, LLC - Conditional Use

This plan was tabled.

#08-04C MIDWAY STORAGE – Conditional Use

This plan was tabled.

ADJOURNMENT:

The meeting was adjourned at 7:20 PM.

WITNESS:

**SOUTH MIDDLETON TOWNSHIP
PLANNING COMMISSION CHAIRMAN:**
