

EDGMONT TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 22, 2010

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Work Session – Members of the Planning Commission, municipal professionals, the Township Manager, and the Assistant to the Township Manager attended an advertised work session, which commenced at 6:30 p.m. Those in attendance generally discussed matters on the agenda. No action was taken.

1. Open Meeting & Pledge of Allegiance: Mr. Miller called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Chip Miller, Chairman; Joseph Raspa, Vice-Chairman; Robert Bristol, Member; Randy Bates, Member; Eleanor Tickner, Member; Michael Conrad, P.E., Township Engineer; Edward Theurkauf, Township Land Planner; Samantha Reiner, Township Manager; and Christopher Bashore, Assistant to the Township Manager. David Malman, Esq., Planning Commission Solicitor, was absent. There were 8 guests. Mr. Miller noted that there was no business for January and there was no meeting as a result.
2. Public Comment: There was no public comment at this time.
3. Organization: At this time, Mr. Miller turned the meeting over to Mr. Raspa, who acted as Chairman.
  - Chairman: Mr. Raspa made a motion to nominate Chip Miller to serve as Chairman of the Planning Commission for 2010. Mr. Bristol seconded the motion. There was no further discussion and the motion appointing Mr. Miller as Planning Commission Chairman passed unanimously.
  - Vice-Chairman: At this time, Mr. Raspa stepped down as Vice-Chairman of the Planning Commission. Mr. Bates made a motion to nominate Joseph Raspa as the Vice-Chairman of the Planning Commission for 2010. Mrs. Tickner seconded the motion. There was no further discussion and the motion appointing Mr. Raspa as Planning Commission Vice-Chairman passed unanimously.
4. Approve Agenda: Mr. Bristol made a motion to approve the agenda for the February 22, 2010 regular meeting of the Planning Commission. Mrs. Tickner seconded the motion. There was no further discussion and the motion approving the agenda passed unanimously.
5. Meeting Minutes:
  - December 14, 2009: Mr. Bristol made a motion to approve the minutes from the December 14, 2009 regular meeting of the Planning Commission as presented. Mrs. Tickner seconded the motion. There was no further discussion and the motion approving the minutes passed unanimously.
6. Manager's Report: Mrs. Reiner read her report onto the record, noting the recent snow events, the distribution of tax bills by the Deputy Township Tax Collector, and distribution of the revised Community Map. The Commission commended the members of Neff Construction Co. for their admirable work during the previous two (2) major snow storms.
7. Old Business:
  - a. 1830 Middletown Road  
Preliminary Plans / Conditional Use application  
Proposed 5-lot Major Subdivision  
3<sup>rd</sup> Meeting  
Extension: April 2010  
Conditional Use Time Clock: March 28, 2010  
  
Present: Matthew Houtman, P.E., Applicant's Engineer

Ross Hellings, Applicant

Mr. Miller stated that this is the applicant's third appearance before the Planning Commission. The plans, prepared by G.D. Houtman & Son, are dated March 24, 2009, last revised January 26, 2010. The applicant has submitted a cover letter outlining the amendments made to the plan in accordance with the last reviews. The applicant has also submitted a Conditional Use application pursuant to section 401.D.2. of the Edgmont Township Zoning Ordinance. The application is for the use of Conventional Lot Development on a tract of ten (10) acres or more. A Conditional Use Report was submitted with the application. An EIA and Conditional Use narrative were previously submitted.

Mr. Houtman stated that percolation tests for the site have been conducted with the Township Sewage Enforcement Officer, Stuart Pollock. Mr. Miller noted that there were still concerns over stormwater management along Slitting Mill Road. Mr. Miller expressed concern over the site being reviewed as an agricultural cornfield as opposed to a meadow. The Township's Ordinance requires that plans be reviewed by the most conservative criteria, which would be the standards of a meadow. Mr. Miller stated that this development cannot increase the problem currently along Slitting Mill Road. Mr. Houtman noted that there were no comments in the Yerkes Associates review of February 19, 2010 that would indicate non-compliance with the Township's regulations on rate control. Mr. Houtman stated that this development will not cause an increase in run-off and believes the calculations included all proposed impervious surfaces from the site and will reduce run-off. Mr. Conrad concurred and stated that the rate control appeared to be in compliance with Township regulations.

Mr. Miller asked about the differences in elevation on the site. Mr. Houtman stated that there is an 8 foot elevation difference from the shared driveway entrance off of Slitting Mill Road to the pond on lot #1. Mr. Miller asked if water from Slitting Mill Road could be diverted to the pond rather than directed towards Slitting Mill Road. Mr. Houtman stated that it could be done but it would be difficult because water would be re-directed from one watershed to another. This would result in more stormwater to one area. Mrs. Reiner asked if the area near the larger stormwater basin was perked. Mr. Houtman stated that it was not. Mr. Conrad stated that there is a ½' depth between the bottom of the basin and the discharge pipe. Mrs. Reiner asked who would be responsible for the maintenance of the basin and rain garden. Mr. Houtman stated that the respective lot owners will be responsible for maintenance.

Mr. Theurkauf asked what the projected outfall rate of the 100-year storm was for the site. Mr. Houtman stated that it was approximately 2 to 2.5 acres, which represents a 50% reduction of what currently exists. Mr. Theurkauf asked if a pipe were installed at a ½% slope, would any special measures need to be taken to ensure that it would remain clear. Mr. Houtman stated that there was a possibility that special measures would need to be taken. A velocity test could be run on the pipe. Mr. Conrad stated that the goal is to minimize impact to the drainage area on the northwestern portion of the site. Mrs. Reiner asked about stormwater management on lot #2. Mr. Houtman stated that run-off from lot #2 will drain into the larger basin on lot #5. Mrs. Tickner asked if installing a pipe to forward water in the direction of the pond would be more effective than a retention basin. Mr. Miller stated that the pond will function as a retention basin and that it would be beneficial to redirect all run-off away from Slitting Mill Road. Mr. Conrad recommended that the site be examined in both a meadow and lawn conditions in order to determine the best approach to minimize run-off.

Mr. Bristol expressed concern over the percability of the entire site and questioned if it could be developed. Mr. Houtman stated that the site has a very high pre-development condition of run-off, but he could not model it. Mr. Bristol stated that he was concerned about prospective

homeowners properly maintaining the basin areas and suggested examining the option of piping in order to determine the best way to redirect water away from Slitting Mill Road.

Discussion then turned to the off-site improvements that the Township would like the applicant to consider completing. Mr. Miller stated that the Township would like to have the developer play a role in helping see Middletown Road converted into a “no passing” roadway and having the bank reduced at the intersection of Slitting Mill Road and Middletown Road. Mrs. Reiner stated that she has been in contact with the Chairperson of Thornbury Township’s Board of Supervisors who would also like to see these improvements made. Mr. Houtman stated that his client would be happy to participate.

Mr. Conrad asked about the extension of public water to the site. Mr. Houtman stated that it was cost prohibitive and estimates indicate that it would cost \$200,000 to extend public water to the site. Mr. Houtman had spoken with a representative from Aqua Pennsylvania about a long range plan that may reduce costs. Mrs. Reiner noted that new regulations adopted by the state requires that all new single-family residences be sprinkled, regardless of the available hook-up to public water.

Discussion then turned to lot #1. Mr. Miller asked if there was a replacement septic area on the lot. Mr. Houtman indicated that there was a replacement septic area, but this was not indicated on the plan. Mr. Miller questioned the garage apartment on lot #1. Mr. Houtman stated that there is a note on the plan indicating that it will not be used for residential purposes. Mrs. Reiner indicated that the apartment has been vacant for over a year as far as the Township was concerned. Mr. Miller asked about the ability to adjust the lot line. Mr. Houtman stated that this option would not create a new building lot. This matter will be clearly stated on the plan. Mr. Conrad stated that the lot averaging depends on all lots created and is dependant on the size of each lot averaging out, so any lot line adjustment of lot #1 would have to take that into consideration. Mr. Bristol stated that the ability to adjust the lot line must not nullify the provision of “no future subdivision.”

Mr. Conrad asked about the status of the Planning Module. Mr. Houtman stated that the Planning Module should be submitted shortly. Percolation tests have been conducted on the site with the Township SEO. Mr. Miller asked about the provision in the Zoning Ordinance limiting the number of lots with access to a shared driveway to three (3). Mr. Houtman indicated that lot #2 was given access off the shared driveway at the request of the Planning Commission. Lot #2 was originally proposed to have access off of Slitting Mill Road.

Mr. Miller requested that the applicant arrange a meeting between themselves and representatives of the Township so that any outstanding issues can be resolved before the March meeting of the Planning Commission. No action was taken.

8. New Business:

a. Proposed Sign Ordinance Amendments

Michael Lyons

Present: Michael Lyons, Esq., Applicant’s attorney  
Steve Videon, Property Owner

Mr. Miller stated that there were proposed amendments to Article 18 of the Township’s Zoning Ordinance concerning signs in the C-2 Zoning District submitted to the Township for consideration. Mr. Miller noted that the Township has been working to address the entire sign ordinance and this document will be forwarded to the Township’s Sign Committee. Mrs.

Reiner invited Mr. Lyons to attend the meeting where C-2 signage is discussed. No action was taken.

b. Videon Land Development application

Documentation of Existing Conditions

1<sup>st</sup> meeting

90 –day clock: May 22, 2010

Present: Michael Lyons, Esq., Applicant's Attorney  
Steve Videon, Applicant

Mr. Miller stated that this applicant was last before the Planning Commission in December with a Conditional Use application for an auto-body shop to be located at 4949 West Chester Pike. Approval was granted by the Board on December 21, 2009. The Conditional Use decision is reprinted on this new plan. The applicant has now submitted a land development application in order to document the existing conditions and location of three (3) existing storage sheds on the property, one (1) of which is proposed to be relocated to the northern portion of the property. There is no new construction proposed on this plan or for this property.

Mr. Lyons stated that the shed located closest to the property line is not owned by Mr. Videon and is owned and used by Mr. Mesticelli, the landowner north of Mr. Videon. Mr. Videon stated he does not have an issue with the shed being on the property. Mrs. Reiner expressed concern about the shed being relocated to an area with steep slopes. She requested the property owner to relocate it closer to the parking lot where it will not impact steep slopes. Mrs. Reiner asked about what was stored in the sheds. Mr. Videon stated that one is used for the storage of tires and the other is used to store salt and equipment. Mr. Videon stated that he would have the shed located closer to the parking lot and not in steep slopes.

Mr. Conrad stated that Mr. Videon must mark the entrance to the Mesticelli's driveway in order to ensure that it does not get blocked. Mrs. Reiner suggested that it could be done with pavement markings.

Discussion then turned to the screening of the dumpster on the property. Mr. Conrad stated that he had been in contact with Angelo Capuzzi, P.E., of Chester Valley Engineers, the Applicant's Engineer, who indicated that the dumpster would be screened. Mr. Videon stated that Mr. Capuzzi misspoke and that he would not screen the dumpster. Mrs. Reiner stated that the Township's Zoning Ordinance requires that trash receptacles be screened. Mr. Theurkauf suggested that the back three sides of the dumpster be screened and that plantings could be used. Mrs. Reiner stated that the spirit of the ordinance must be achieved. Mr. Miller stated that screening may be able to be accomplished without construction of a wall or fence around the dumpster. Mr. Videon objected.

Mr. Raspa made a motion to recommend approval of the land development plan for 4949 West Chester Pike. The plan, prepared by Chester Valley Engineers, consisting of sheet 1, depicts the existing conditions of the property and the proposed relocation of one (1) storage shed behind the present parking lot of the property. This motion also recommends the following condition(s):

- Complete compliance with the Yerkes Associates review of Feb. 5, 2010 and the TCA review of Feb. 9, 2010;
- Shed not to be located in an area of steep slopes; and
- Screening of dumpster to be resolved to the satisfaction of the Board of Supervisors.

Mr. Bristol seconded the motion. There was no further discussion and the motion recommending approval passed unanimously.

9. Miscellaneous Discussion:

- a. Delaware County Heritage Awards: Mr. Miller suggested nominating the newly remodeled YBH building for this award, if it is qualified.

10. Announcements:

- a. The Board of Supervisors will meet on Wednesday, March 17, 2010 at 7:30 p.m. for their regular meeting, with a work session at 6:30 p.m.
- b. The Planning Commission will meet on Monday, March 22, 2010 at 7:00 p.m. for their regular meeting, with a work session at 6:30 p.m.
- c. The Zoning Hearing Board will meet on Tuesday, February 23, 2010 at 7:00 p.m. At this meeting they will consider an extension for Eagle National Bank and re-organize.

- 11. Adjournment: At 8:30 p.m., Mr. Raspa made a motion to adjourn the meeting. Mr. Bristol seconded the motion. There was no further discussion and the motion adjourning the meeting passed unanimously.

Respectfully submitted,

Samantha Reiner, Recording Secretary  
Township Manager

Chip Miller, Chairman  
Planning Commission