

EDGMONT TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
March 24, 2008 - 7:00 p.m.

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1. **Advertised Work Session:** Members of the Planning commission, the manager and professionals participated in a brief work session advertised for 6:30 p.m. in which safety enhancements to the intersection of Middletown Road and its intersection with Farmers Lane were discussed. The creation of a dedicated deceleration lane or widening of the turning radius for northbound traffic was considered.
2. **Open Meeting & Pledge of Allegiance:** Mr. Miller called the regular meeting of the Edgmont Township Planning Commission to order at 7:08 p.m. with the Pledge of Allegiance. In attendance were: Chip Miller, Chairman; Joe Raspa, Vice Chairman; Bob Bristol, member; Eleanor Tickner, member; Mike Conrad, Township Engineer; Ed Theurkauf, Township Land Planner; Samantha Reiner, Township Manager and Nicole Cariello, Administrative Assistant. There were 3 guests.
3. **Public Comment:** There were no comments from the public at this time.
3. **Approve March 24 Agenda:** Mr. Raspa moved to approve the March 24 agenda as amended. Mr. Bristol seconded the motion. Mr. Miller noted that there was a late addition to the agenda and the applicant was invited to the 6:30 p.m. meeting of the Planning Commission in April and Mr. Raspa noted his objection to any discussion this evening. There was no further discussion and the motion passed.
4. **Meeting Minutes of 2/25/08:** Mr. Bristol moved and Mrs. Tickner seconded to approve the meeting minutes of 2/25/08 as amended. There was no discussion and the motion passed.
5. **Manager's Report:** Mrs. Reiner read her manager's report as follows:

The Township has received Notice from the PA State Assoc. of Twp Officials that Local Government week is coming up in April. Edgmont's elected officials are looking forward to greater public involvement with members of the community attending meetings and participating in events such as the annual Stream Clean Up set for Saturday May 3<sup>rd</sup> and volunteers are needed.

Primary Election day is Tuesday, April 22, 2008. If you have not yet registered to vote, do so now, as the opportunity is only available through March 24<sup>th</sup>.

The Edgmont Township Fire Company invites the public to support and become part of their new facility by participating in a "buy a brick" program. Bricks are being sold to raise funds for the fire company, and may be engraved with a special message. The bricks will be used to pave a "Hero's Walk", brochures are available at the back of the room. Please consider supporting this opportunity and become a permanent part of the history of the Edgmont Township Fire Company.

The Township has received its 2007 annual Audit Report from CPA's Barbacane Thornton & Co. Copies have been duly filed with the Pa Dept of Community and Economic Development, the Delaware County Office of Judicial Support, and a report of Audit has been published in the Delaware County Daily Times. Proof of the filing and publication of the audit are on record with the treasurer.

Message to residents – with spring come many home improvement projects. Please remember to contact the township to inquire if the work you wish to do requires a permit. Many residents are finding themselves in the unfortunate position of being penalized and delayed in completing their projects because they did not check first. Most renovations, including new roofing and demolition of structures require permits. ALL DIGGING, no matter how minimal, even fence post hole digging and tree planting, require a contact to PENNSYLVANIA ONE CALL. The process is simple for PaOneCall – just dial 811. When cleaning up lawns and leaves, remember open burning is not permitted by the township, composting is encouraged.

6. Old Business

a. Greco, 1650 Farmers Lane, Subdivision

(1) Preliminary Plan

Present: Sam Gilbert, E. I. T.  
Jamie Greco, Owner/Applicant

Mr. Gilbert completed notice to neighbors and presented the Township with the final green cards for the neighbors. Mike Conrad questioned the location of a septic system on neighboring property and Mr. Gilbert indicated he would check to make sure who owned the property. Mr. Gilbert noted that he has received a review letter from Yerkes and from TCA with minor comments, felt that all issues raised could be complied with, and that he was hoping for a recommendation from the Planning Commission for Prelim/Final Approval.

Mr. Conrad mentioned having the applicant agree to improving the sight distance at Route 352 and Farmers Lane, which required changing the grade and other improvements but if this was not possible then a contribution might be needed. He also felt it would help visibility for traffic turning into Farmers Lane at the turning radius if branches were trimmed. Mr. Greco stated that he would be willing to consider the sight distance improvements, but that he would like to keep the tree on the corner if possible. Mr. Theurkauf noted that the root zone may be impacted. Mr. Conrad suggested the applicant avail themselves to work with PennDOT and the township on this matter, with the developer to pay for any associated professional fees.

Mrs. Reiner stated that, either by note on the plan or by deed restriction, Lot #2 needs to be made aware that they have perpetual tree maintenance responsibilities to maintain safe sight distance for motorists using the driveway. Mr. Raspa noted that tree buffering should be required to be planted between the lots and the church, which would help with

noise from the farm during the seasonal events as well. Mr. Bristol stated that there should be a note on the plan regarding the farm located down the road because it is a working farm and they hold an annual hayride that could be disruptive during the month of October. Mr. Theurkauf stated that the only issues that he has is the strengthening of tree protection measures.

Motion: Mr. Raspa made a motion recommending approval of Preliminary/Final Plans prepared by NePo Associats, Inc., for a two lot subdivision of the Greco Property, dated July 5, 2007, last revised 2/28/08, consisting of sheets 1 through 6 and including a cover sheet; conditioned on the applicant revising the plans to satisfactorily address all outstanding comments of the professionals contained in reviews from Yerkes Associates, dated 3/12/08, Thomas Comitta Associates dated 3/18/08, and in compliance with the review from Delaware County Planning Department dated 12/20/07. This recommendation is also conditioned upon Planning Module approval by the PaDEP; approval of two Highway Occupancy Permits by the Township; approval of NPDES permit from the PaDEP for stormwater discharge; approval from the County Conservation District for Erosion and Sedimentation Controls if applicable, and any and all other third permits that may be required. This recommendation also includes a waiver of SLDO Section 300 requiring separate submission of Preliminary Plans. The plan or deed is to include a notice or disclaimer of Bates Farm activities, applicant to make radius improvements in PennDOT right of way to engineer's satisfaction; a note on the plan for property owner of Lot #2 to have perpetual tree maintenance responsibility to keep clear sight visibility for the driveway; more buffer plantings on the property along the lines between the church and the farm; and verify ownership of tax parcel map number 19-24-003-3.

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

(2) Planning Module

Mr. Miller noted that the SEO had recommended the planning module for approval and that this was needed to move forward the subdivision.

Motion: Mr. Raspa moved to approve the Planning Modules for the Greco subdivision. Mrs. Tickner seconded the motion. There was no further discussion and the motion passed unanimously.

b. Zoning Ordinance Amendments

(1) C-1 Zoning Amendments

Mr. Miller noted that the C-1 Zoning Amendments were nearly finished and that Mr. Theurkauf did a nice job creating and working on these amendments. Mr. Theurkauf noted that the recommendations were based on the applicant's representations in the plans and in the meetings regarding the matter and he explained his process. Mr. Theurkauf stated that he had written the recommendations so that in the

future residential use would be possible. Mr. Theurkauf stated that this amendment was tailored to the Township and that the definitions were tightened up to protect the Township, which was mixed use and two stories with a maximum height of 35' but there was flexibility within the amendments. A discussion followed on the apartments and who could live in them and it was decided that Mrs. Reiner would clarify the current ordinance and the discussion would be tabled until the next meeting. A discussion on impervious coverage and the wording of the amendments was discussed as well.

(2) Misc. Zoning Ordinance Amendments

Mr. Miller stated that he would like to have a committee created to review these amendments that would include himself, Board of Supervisors members and solicitors and that the committee would meet once a week or every other week to get through these amendments. Mrs. Reiner noted that Mr. Miller, Mr. Gravina, the professionals and herself should be a part of this committee and that the committee would continue to work until the amendments were complete.

7. New Business

a. Fee In Lieu of Ordinance Recommendation

Mrs. Reiner stated that this recommendation was placed into ordinance form, and it was seen last month as a draft. All members made sure that they had received the proper copy of the proposed ordinance, and Mrs. Reiner summarized the process and stated that the Planning Commission was seeing the Ordinance again because it needs to be in a uniform form for all of those who will review it. Mrs. Reiner noted that there was a section that was too restrictive and that she would like to eliminate some wording.

Mrs. Reiner stated that the proposed ordinance was now revised as of 3/24/08. Mrs. Reiner stated that the motion should state that the Planning Commission was recommending the version of Subdivision and Land Development Ordinance Amendments that are drafted and prepared 3/5/08, last revised 3/24/08.

Motion: Mr. Bristol stated that he would so move. Mrs. Tickner seconded the motion. There was no further discussion and the motion passed.

b. 3859 Providence Road

Tim Barnard was present on behalf of the applicant, YBH, and introduced the project. Mr. Barnard stated that YBH has an agreement of sale to purchase the presently closed Sunoco and that YBH would like to turn the property into a used car sales lot. Mr. Barnard felt that the use would have a lesser impact than the gas and service station and be an improvement. Mr. Barnard noted that he wanted to meet with the Commission to make sure that he had what he needed to gain a favorable recommendation at their upcoming meeting.

Mr. Barnard asked who adjacent property owners were, and the Commission stated that all of the neighbors needed to be sent certified notice. Mr. Barnard stated that he had not done special studies for the EIA and that he had responded to the 21 items required of the EIA study. The Commission stated that it needed to be prepared by a professional land planner or engineer. Mr. Miller noted that the Dairy

Queen project was a good example for Mr. Barnard to research for the EIA report and work with someone like Bob Linn and noted that he was concerned with the unloading of cars on the lot and that traffic might be impacted.

8. Miscellaneous

a. Planning Commission Annual Report

The Planning Commission reviewed the report that Ms. Cariello had created. The Commission noted a few changes they would like to see made and then stated that it should be sent to the Board for their review.

9. Announcements

a. The Board of Supervisors will meet Wed., April 16 at 7:30 p.m. for their regular meeting.

b. The Planning Commission will meet Monday, April 28 at 7:00 p.m. for their regular meeting.

c. The Zoning Hearing Board will meet on Tuesday, March 25 at 7:00 p.m.

10. Adjournment

At 8:41 p.m. Mr. Bristol moved and Mr. Raspa seconded to adjourn the meeting. There was no discussion and the motion passed unanimously.

Respectfully submitted,

Samantha Reiner, Secretary  
Township Manager

Chip Miller, Chairman  
Planning Commission