

**EDGMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 28, 2008 - 7:00 p.m.**

6:00 p.m. work session – Members of the Planning Commission met with the professionals and discussed the proposed Fee in Lieu of Open Space and Zoning Ordinance amendments. Several points for further discussion were made:

Open Space and Recreational Plan:

- Inventory what the township currently has as far as open space;
- Identify township's needs for ballfields and facilities;
- Determine if a survey would be the best means to accomplish above;
- Connect trails to Ridley Creek State Park
- Research permanent walking surfaces with PRC or others
- Research interest of arboretums in Cisler parcel with mature trees

Ordinances:

- Determine what township is trying to do with medical offices;
- If eliminated, medical offices combine with clinics, offices and professional services and allow in commercial and LI zoning districts
- Does township need to qualify medical waste, sewage and parking needs?
- Do we want to eliminate specific parking requirements or put dental/medical/clinic uses back in as "principal permitted uses", define the term and set aside specific parking requirements?
- Determine why we're eliminating sidewalk sales in C-3 – formerly called a "use", now looked at as a "temporary activity"
- Consider making seasonal sales, flea markets ok in commercial buildings.
- Create a matrix for existing zoning vs. proposed changes for future review

- 1. Open Meeting & Pledge of Allegiance:** Mr. Miller called the regular meeting of the Edgmont Township Planning Commission to order at 7:07 p.m. with the Pledge of Allegiance. In attendance were: Chip Miller, Chairman; Joe Raspa, Vice Chairman; Randy Bates, member; Bob Bristol, member; Eleanor Tickner, member; David Malman, Esq., the Planning Commission Solicitor; Mike Conrad, Township Engineer; Ed Theurkauf, Township Land Planner; Samantha Reiner, Township Manager; and Nicole Cariello, Administrative Assistant. There were 6 guests.
- 2. Public Comment:** There were no comments from the public at this time.
- 3. Approve January 28 Agenda:** Mr. Raspa moved to approve the January 28 agenda as amended. Mr. Bristol seconded the motion. There was no discussion and the motion passed unanimously.

4. Meeting Minutes of 12/17/07: Mr. Bristol moved and Mrs. Tickner seconded to approve the meeting minutes of 12/17/07 as amended. There was no discussion and the motion passed.

5. Manager's Report: Mrs. Reiner read her report as follows:

Township officials received word from PennDOT they have approved a three way stop sign installation at the intersection of Gradyville and Delchester Roads. There will be a "right turn only" along with the stop eastbound on Gradyville, the westbound traffic will be required to stop. The sign on Delchester will be moved closer to the intersection and advance warning signs will be installed. For the first few weeks, flashers will be installed on the stops to inform motorists of the new signage and requirement to STOP. The speed limit on Delchester road has been reduced to 35 mph and the PA State Police have been asked to enhance their presence there for enforcement purposes.

The Township has received Notice from the PA State Assoc. of Twp Officials of their achieving the honors of Second Place for Newsletter Excellence. This is the third year we've placed in the top ranking in this communications competition. It is a pleasure to work with the officials and staff members to bring the residents of Edgmont Township this award winning publication. Township Supervisors have also approved of the preparation and mailing of calendars to each resident and business owner in the township, which you all should have received by now. The Township's website at www.edgmont.org is continuously improved and updated for your information and enjoyment. We appreciate hearing from you about our efforts to bring you important information. Great job everyone.

At their organization meeting held January 7, 2008 the Board approved of dates to be advertised for upcoming planning commission work sessions and meetings. It appears there were three conflicts with holidays. With the exception of May, November and December, all meetings will be held on the fourth Monday. The May, November and December meetings will be held on the third Monday. The full schedule is included.

January 28, 2008
February 25, 2008
March 24, 2008
April 28, 2008
May 19, 2007 3rd Monday
June 23, 2008
July 28, 2008
August 25, 2008
September 22, 2008
October 27, 2008
November 17, 2008 3rd Monday
December 15, 2008 3rd Monday

All regular Township Supervisors meetings will be held on the third Wednesday of each month at 7:30 p.m., preceded by a 6:30 work session.

Message to residents – please do not park in streets or cul-de-sacs at any time, but especially during a snow event. Please do not rake your leaves into

storm inlets and make an effort to keep inlets clear of branches and debris if possible. Please call the township immediately if, during your travels through our beautiful community you notice a damaged sign or a signal bulb not functioning properly.

Mr. Malman gave the Planning Commission an update on court cases. The first was regarding a spot light used by a church for promotional events was found to be a sign; and in terms of Conditional Use applications where commissions were asked to make recommendations, there were two cases affecting the prior case of Edgmont Township v. Springton Lake Montessori School where the applicant was required to demonstrate compliance with the ordinance. Mr. Malman indicated a case that said where an applicant could not demonstrate ordinance compliance, and where it became necessary for an approval to be granted with contingencies, they would be required to put on the record what they would do in order to comply. A case where this is clarified even further is one where an application for Special Exception Approval was denied based upon testimony where the applicant spoke of what could be done rather than what would be done. If an applicant does not demonstrate and document compliance during their application presentation, it should be denied.

6. Old Business

a. Scheivert, 1208 Valley Road, Minor Subdivision, Preliminary/Final

Time clock: 2/08

Present: Gus Houtman, P.E.

Gary Scheivert, owner

Michael Wassel, Esq.

Mrs. Reiner noted that the applicant needed to either get an extension or a recommendation this evening. Mr. Miller noted that there had been a site visit. Mr. Houtman reviewed changes that had been made to the plan since the last meeting. This included a reserve sewage disposal system being shown as a drip system. SEO Stuart Pollock had directed that the drip irrigation system could be used as a replacement system and noted that the primary system is a standard trench system. Mr. Houtman noted that he, Mr. Conrad and Mrs. Reiner met with a representative from PennDOT regarding the proposed driveway for Lot 2. PennDOT verified that there was adequate site distance at the proposed location for the driveway. Mr. Houtman noted that the applicant will be applying for the PennDOT permit shortly. Mr. Houtman stated that there had been a recalculation for the tree removal and that modifications had been made to the limits of disturbance along the grading and landscape plan and had met with Mr. Theurkauf to document the invasive trees present.

Mr. Houtman noted that he previously believed that a driveway through steep slopes was a by-right, through further research realized this was incorrect. Because of this, Mr. Houtman created an alternative sketch to keep the driveway out of steep slopes, and noted that the only downside with this option was the proximity to the storm water aspects of the property. Mr. Houtman stated that the only remaining issue was the tree replacement for the property. Mr. Theurkauf had reviewed documentation of the invasive species as mentioned earlier, which brought the count down, but there is still a 93 tree deficit that would need a waiver. The applicant

contends the maximum number of trees has been saved on this property. Possibilities were discussed, including planting street trees and a Fee-In-Lieu of payment, and it was noted that the applicant would work this issue out with Mr. Theurkauf.

Mr. Miller stated that the property should be cleaned up and then inspected by the Township. The applicant noted that he would do this and that it was not a problem. Mr. Houtman stated that he would comply with each item brought up in Mr. Conrad's review. Mrs. Reiner stated that the applicant should change the Planning Module as per the SEO's review and then resubmit to the Township. Mrs. Reiner noted the wavier for 816.b regarding grading, Mr. Houtman explained that it was to keep the grading at a 3:1 ratio. A discussion followed on the drip irrigation versus the trench system as the primary system and which would be more appropriate. Mr. Malman noted that he believed that DEP prefers the more traditional systems be used for primary systems before alternative systems are used. Mrs. Reiner suggested that the applicant contact the SEO to review other possibilities for the system issues.

Mr. Miller stated that the applicant should speak with Mr. Theurkauf regarding the trees and a further discussion on the septic systems ensued. Mr. Houtman noted that he would speak with Mr. Theurkauf and show the grading around the disposal area and discuss the drip system with Mr. Pollock. Mr. Miller requested a schedule for cleaning the property as well. An extension was executed by the applicant.

b. Zoning Ordinance Amendments

Mr. Miller noted that the Planning Commission had been working on a variety of Zoning Ordinance Amendments. There have been a number of work sessions regarding these matters and they have been discussed at meetings as well and a general consensus has not yet been reached. The LI Amendments have been advertised for the February 20th meeting for a Public Hearing, and they have been reviewed by Delaware County as well. The other items will continue to be worked on.

7. New Business

a. Greco, 1650 Farmers Lane, Subdivision, Preliminary/Final

Time clock: 3/3/08

Present: Samuel Gilbert, P.E.

Jamie Greco, owner

Mr. Miller noted that this was the first presentation by this applicant. Mrs. Reiner requested the green cards evidencing the required Notice to Neighbors, and a business card from the P.E.; all was provided. It is noted that the applicant did not contact two of the neighbors, and these were requested to be sent out and green cards returned to the Township before the next presentation.

Mr. Samuel Gilbert noted that the applicant was proposing a 2 lot subdivision of the property with on-site water and sewage, creating 2 single dwellings with infiltration basins. The existing structure is proposed for demolition along with its septic system. Mr. Gilbert stated that they are working through the comments provided by the Township professionals and that the applicant would like to receive credit for street trees on the property. Mr. Theurkauf noted that the trees would have to be inventoried and the request would be taken under

consideration. Mrs. Reiner supplied photos of the property being cleared of trees before the project came under consideration. Mr. Miller recognized that the trees had been taken down prior to plan submission, but requested that the applicant work with the Township on tree replacement.

Mr. Miller suggested that an informal site walk would be beneficial for the Planning Commission and a review of the site distance could be checked at this time as well. It was noted that possible dates for the site visit were the 14th and 15th of February. Mrs. Reiner asked if the house was able to be preserved and the applicant noted that the house sits at the division of the two lots and is proposed for demolition. A discussion on site distance and the site visit followed. Mr. Miller stated that the applicant should notify the potential buyers of Arasapha Farm activities as well by a declaration on their deeds or on the plans.

8. Miscellaneous

a. 30th Annual Preservation Awards

There was a brief discussion on possible houses, including Lynmar Brock's book, Lafferty's Farm and RonDel's renovation of the Riggin's house on Wilson Avenue. There was no decision made.

b. Bates Planning Module

Mrs. Reiner noted that this item was on the agenda because it needed to be re-advertised according to DEP. Mrs. Reiner inquired whether anyone had comments on the Bates property. It was noted that there were no comments.

9. Announcements

- a. The **Board of Supervisors** will meet **Wed., February 20 at 7:30 p.m.** for their regular meeting and **Mon., February 25 at 5:30 p.m.** with the Planning Commission for the quarterly work session.
- b. The **Planning Commission** will meet **Monday, February 25 at 5:30 p.m.** for a quarterly work session and **at 7:00 p.m.** for their regular meeting.
- c. The **Zoning Hearing Board** will meet on **Tuesday, February 26 at 7:00 p.m.**

10. Adjournment

At 8:13 p.m. Mr. Raspa moved and Mr. Bates 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