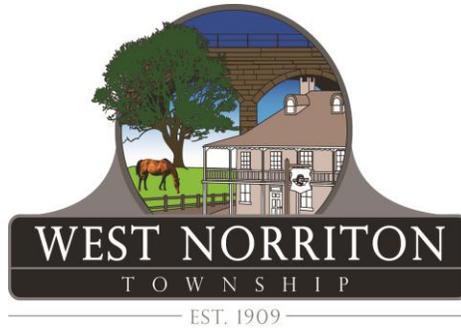


1. MikeLen, LLC Land Development For Markley's Farm

Documents:

[WNPC MINUTES 5-16-2016.PDF](#)



WEST NORRITON PLANNING COMMISSION MEETING MINUTES

May 16, 2016

Members present: Bruce Shoupe, Jordan Green, Jean Gambone, Michael Bieloski, Gordon McMeekin, Kim Flanders.

The meeting was called to order at 7:32 p.m.

MARKLEY FARMS

Mike Clement, Esq. gave a brief presentation of the proposed plan for the Markley Farms property. The plan is very familiar to the planning commission from the prior conditional use proceedings.

Mr. Shoupe asked why only 13 pages of the 36 page plan were being submitted. Mr. Clement advised that the balance of the pages contained engineering details and that the township granted permission to submit the 13 pages as opposed to the full 36.

Mr. Clement discussed several waivers that will be required for the proposed plan:

1. Widening of Chestnut Ave. needs to be waived
 - a. Pump station would need to be moved
 - b. Box bridge over stream crossing would be disruptive/difficult to move
 - c. There is a house within 10 ft. of the right of way
2. 150 ft. curb radius needs to be waived
 - a. Proposed 125 ft. comports with industry standards

Mr. Clement indicated the applicant is proposing making improvements to the intersection of Chestnut and Trooper and at Burnside instead of the widening Chestnut Ave. provided the township obtains the required PennDOT permits and right of way.

John Kolb of Woodrow Engineering noted that the curbs and sidewalks will be replaced on the Oakland side of the proposed development if needed. There will be separate sewer for each side and separate storm water management.

Rachel Vahey of In Focus Planning noted that there will be a mix of tree types in the buffer.

COMMENT

Kim Geisler of Arden Dr. asked if there are trail design standards. Brandon Rudd of MCPC advised that there is a model SALDO the county has which has trail standards; proposed trails in the plan meet those standards.

Jean Gambone asked if the fencing along Wagon Wheel Rd. would remain in place. She expressed concerns about opening up the properties along the buffer by removing the fence.

Mr. Clement advised that the applicant and township staff are not in favor of keeping the fencing.

Mr. Kolb noted the storm water basin will retain fencing.

Mr. Shoupe suggested that the applicant remain open to including split rail fencing along the buffer as a possible compromise. Mr. Clement noted that the planting in the buffer will be dense enough and will be sufficient.

The buffer will be maintained by the HOA.

Gordon McMeekin asked if the path along Harrow Circle had been eliminated.

Mr. Clement advised that it has been.

Ms. Geisler expressed concerns about the fencing along the buffer.

Kim Flanders asked if there had been another review of the landscaping completed by Van Reiker. Mr. Kolb advised that he spoke with Van and Van advised he thought the landscaping issues had been resolved. There is no new review of the landscaping by Van.

There was a brief discussion about the sewer capacity issues pertaining to the plan. Mr. Clement indicated the applicant is in the process of finding out whether the required capacity will be obtained through the issuing of new EDUs or re-allocation of existing EDUs.

Mr. Shoupe made a motion to recommend the plan to the Board of Commissioners with the following conditions:

1. Favorable review from the Township's consultants;
2. Discussion/reconsideration of split rail fencing along **with** the buffer.

The Motion was seconded by Mr. Green. The motion passed unanimously.

WEST MAIN STREET

Brandon Rudd gave a brief update on the West Main Street survey. 66 responses have been received. The June meeting of WNPC will be held at Chap's Tap Room and will focus on the West Main Street revitalization. There will be no formal business conducted at this meeting.

A brief discussion was held regarding 312 Burnside Ave. It should be noted that this was not an agenda item and there has been no application put before the WNPC.

Mr. Shoupe made a motion to adjourn the meeting. The motion was seconded by Mr. Green. The motion passed unanimously. The meeting was adjourned at 8:37 p.m.