

**PLANNING COMMISSION MEETING MINUTES**  
**March 15, 2018**

**Call to Order:**

Vice Chairman Matt Parido called the meeting to order at 7:03 PM

**Roll Call:** James Nagle, Matt Parido, Rick Breneman, Andy Toms, Lamar Rohrer and Steve Groff.

**Staff:** Community Development Director Joellyn Warren, Township Manager DeeDee McGuire, Denise Glatfelter Comm. Development Assistant and Chuck Haley ELA.

**Minutes Approval:**

Andy Toms made a motion seconded by Jim Nagle to recommend approval of the February 15, 2018 as presented. Motion passed 6-0.

**Country Meadow Estates Phase 4 – Preliminary Plan Application-** Applicant is seeking approval of the Final Plan for a 16-lot single family subdivision and land development plan. Robert Gabriel from Robert Gabriel & Associates was present to present the plan. He is requesting Waivers/Modifications to Sections 240-10 Preliminary Plan and Section 240-26 Curbs and Sidewalks. It was also noted that the Applicant submitted additional Waivers/Modifications prior to the start of the meeting.

Section 240-10 - Applicant stated that there was a preliminary plan which was approved some time ago and has since expired. There is existing sanitary sewer on site and water is adjacent to both ends of Country Meadows Drive. All lots will remain the same as in the Preliminary Plan, however they are required to meet the current Stormwater Management and NPDES requirements. Applicant believes that they can meet all of the requirements of the Preliminary and Final Plan with one submission.

Section 240-26 – Curbs and Sidewalk – Applicant stated that Phases 1 thru 3 have no curb or sidewalk and rely on roadside swales to convey Stormwater. Phase 4 begins and ends mid-block of Country Meadows Drive and it would not be consistent with the remainder of the project if curb and sidewalk were installed. In addition, the sidewalk would not connect to other trails or sidewalk.

After a brief discussion it was determined that this meeting be continued until the April 19, 2018 meeting in order to review the additional Waivers/Modifications that were submitted at this evenings meeting.

**Community Development Report:**

There were no questions regarding the Monthly Community Development report.

**Adjournment:** A motion to adjourn the meeting was made by Rick Breneman and seconded by Jim Nagle. Motion was approved 6-0. Meeting was adjourned at 8:20pm.