

**PLANNING COMMISSION MEETING MINUTES
May 18, 2017**

Call to Order:

Vice Chairman Dave Schreder called the meeting to order at 7:02PM

Roll Call: Dave Schreder, Jim Nagle, Rick Breneman, Matt Parido, Andy Toms, and Steve Groff

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

Minutes Approval:

Matt Parido made a motion seconded by Steve Groff to recommend approval of the March 16, 2017 minutes as presented. Motion passed 5-0 with 1 abstention.

New Business:

Land Development Plan– Preliminary/Final Plan for the Peony Road Tract, Lancaster, PA

Craig Smith, RGS Associates was present to present the plan. Mark Will, the Developer was also present. Applicant is seeking approval of a Preliminary/Final plan for a 17- lot single family subdivision and land development plan.

Applicant is requesting Waivers from the following Sections:

Section 240-10.A Preliminary Plan
Section 240-15.E)g) Traffic Impact Study
Section 240-24.C(1) Improvements to Existing Streets
Section 240-24.J Minimum Cartway Width
Section 240-15.C(3) – Features within 200' of the Subject Tract
Section 240-24.L(6)(a) Clear Sight Triangles
Section 230-32 Volume Control

After a lengthy discussion regarding the above waivers, and concerns from several neighbors regarding Stormwater issues, the Applicant will provide a written time extension of 60 days in order to clean up some of the outstanding items which include: A) New pipe infill profile's, B) The pipe along the Linville Property, C) Provide new cost estimates for new pipe, D) Modifying the swale behind lots 6 thru 10, E) Regrading behind lot 13, F) Research additional tree options as opposed to Red Maples, G) Fee-in-lieu-of street widening, which is an open discussion of the Waiver request, and H) the 18" pipe at the culvert and connect pipe. Matt Parido made a Motion to accept the time extension, seconded by Jim Nagle, to continue the discussion until the June 15, 2017 meeting. Motion passed 6-0

There were no questions or concerns regarding Joellyn's monthly report.

Adjournment: A motion to adjourn the meeting was made by Matt Parido, Seconded by Andy Toms. Motion was approved 6-0. Meeting was adjourned at 9:45pm