



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
June 17, 2021**

Meeting began at 7:00 P.M.

Roll Call: John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter (Absent), John Kerchner, Joshua Roberts, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Brad Underkoffler was filling in for Michael Bingham who was on vacation

The East Petersburg Borough Planning Commission members welcomed Joshua Roberts as the newly appointed member to the board.

Re-organization of Member:

- 1. It was moved (J. Wolf / J. Kerchner) with unanimous approval by the Board, to Nominate John Schick as Chairman of the East Petersburg Borough Planning Commission***

- 2. It was moved (J. Wolf / J. Kerchner) with unanimous approval by the Board, to Nominate David Keener as Vice-Chairman of the East Petersburg Borough Planning Commission***

Approval of Minutes:

It was moved and seconded (J. Wolf / J. Kerchner) with unanimous approval, to approve the October 15, 2020, meeting minutes

Visitors: Brad Underkoffler – ARRO Engineer, Greg Adelman – TOA representative

Public Comments: None

Old Business: None

New Business:

Review Traditions of America, Phase 3 plans

Greg Adelman said the plans were first presented in 2019 and they are currently working in East Hempfield for phase 1 and 2 of the project. They have received recommendation for approval for phase 3 of the project from East Hempfield. Other than finalizing the engineering, one of the things they have been working on was the water connection to the Borough's water system and they have been going back and forth with the water engineers to discuss making sure the connection would have adequate pressure and flow. It was determined that each home will have individual water meters. All the technical issues have been worked out.

They were also waiting for the fire department to sign off and they have now received a letter from Diane Garber dated June 10, 2021, approving the utility plans and the fire truck turning movements.

In addition to working on finalizing some of these open items they recently asked for some waivers. One of the waivers was for paving specifications, but the Borough engineer said no that the roads had to be constructed according to the Borough specifications, so this waiver was removed.

They are currently asking for the remaining two waivers:

Trees - They could not fit five of the street trees along the road, so they are asking for a waiver to be able to plant the five trees in the open space near the walking trail. It is not a waiver of the total number of trees, but just asking to move them to a different location. The trees will be planted 8-10 feet off the macadam trail.

Slant Curve – They initially asked to match the curve they were doing in the East Hempfield portion of the development, but this was denied. They have agreed to do the curve according to East Petersburg Boroughs specifications. Typically, the slant curve comes to a point at the top, and they are proposing to have a little flat level area at the top. This helps for the long-term maintenance – it won't have the breakage when the cars drive over the driveway. The Borough engineer was ok with the modified waiver.

It was pointed out that the trees, trails, stormwater basins, and anything in the open spaces will be maintained by the HOA. Curbs and sidewalks are also maintained by HOA. The roads will be dedicated to the Borough.

Mr. Adelman said other than these two waivers they will comply with everything else including paying the fee in lieu of recreation in the amount 1,200.00 per dwelling unit and this will be paid all at once prior to plan recording. The fee will be paid for each of the 48 units (1,200.00 X 48).

Mr. Adelman said that they are agreeing to address all the comments, so they would like to request recommendation for conditional approval.

Brad Underkoffler pointed out that revised final plans to include the waivers need to be submitted to Borough Council.

It was moved and seconded (J. Wolf / J. Kerchner) with a 5-0 approval vote by the Board, to recommend granting waiver 110.602.E – Slant Curb Construction Detail, as noted on the sketch and that it meets the current Borough requirements for strength and join cuts, to allow partial dimensional waiver to eliminate the pointed edge at the top of the curb. John Schick abstained from voting.

It was moved and seconded (J. Wolf / M. Stauffer) with 5-0 approval vote by the Board, to recommend granting waiver 110.608.C.(7) – Location of Street Trees, to allow planting of 5 trees within the development open space to compensate for the shortage of 5 street trees along Road E within the Borough. The 5 trees will be planted within the development and within the Borough. The PC recommends granting this waiver subject to the locations of the remaining trees be shown on the plans for Council to review and approve. John Schick abstained from voting.

It was moved and seconded (J. Wolf / M. Stauffer) with a 5-0 vote, to recommend conditional approval of the Phase 3 Final Land Development & Lot Consolidation Plan conditioned on meeting all the outstanding comments contained in the ARRO Consulting, Inc. review letters dated April 16, 2021, and May 27, 2021. John Schick abstained from voting.

Its was originally slated to be a 5-year plan, but units are selling quickly, and this will most likely only be a 3-year project. They have sold over 130 units so far. Club house will be staked this week.

Traditions of America representatives asked if this could be put on the July 6, 2021, Council meeting agenda for conditional approval. They were told to contact Manager St. Clair for this answer.

Adjournment: 7:32 p.m.

Announcement: Next meeting will be held July 15, 2021, if needed.

Respectfully Submitted,
Kim Strayer, Recording Secretary