

PLANNING COMMISSION

July 6, 2020 7:00PM

Held via Zoom and In-person
Meeting Minutes

REORGANIZATION

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR: Manager DeFinis informed the Planning Commission at this time they will recognize nominations for Chair of the Planning Commission.

Motion: A motion was made Larry Stevens to nominate Ken Farrall as the Planning Commission Chair. The nomination was seconded by Larry Burns and unanimously approved with a vote of 5-0.

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIR: Manager DeFinis informed the Planning Commission at this time they will recognize nominations for Vice Chair of the Planning Commission.

Motion: A motion was made by Larry Stevens to nominate Michelle Kroesser as Vice Chair of the Planning Commission. The nomination was seconded by Ken Farrall and unanimously approved with a vote of 5-0.

ROLL CALL

- (X) Kenneth V. Farrall, Chair
- (X) Michelle Kroesser, Vice Chair
- (X) Larry Burns
- (X) John Kroesser
- (X) Lawrence G. Stevens

The record shows that five members of the Planning Commission were present along with Borough Manager Michael J. DeFinis, Borough Assistant Manager Jaime E. Snyder, and Borough Engineer Chad Camburn from Bursich.

1. APPROVAL OF THE AGENDA:

Motion to Approve the July 6, 2020 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve for the Agenda of July 6, 2020 Planning Commission Meeting Agenda. The motion was seconded by Larry Burns and unanimously approved with a vote of 5-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the March 3, 2020 Planning Commission Meeting.

Motion:

A motion was made by Larry Burns to Approve the March 3, 2020 Meeting Minutes. The motion was seconded by Michelle Kroesser. The Motion was approved with a vote of 4-0-1. Ken Farrall abstained from the vote.

3. OLD BUSINESS:

A. 2020 Meeting Dates

Manager DeFinis updated the Planning Commission on the 2020 Meeting Dates.

B. No Knock Ordinance

Manager DeFinis updated the Planning Commission on the No Knock Ordinance that was passed by Borough Council. He stated that his Ordinance mirrors the Townships and is in addition to our Solicitation Ordinance. Manager DeFinis added that residents can sign up at the police station and their address will be placed on the No Knock List for solicitation.

4. NEW BUSINESS:

A. Howard Heckler Subdivision Plan Update

Manager DeFinis stated that this is not on for presentation this evening and no MCPC or zoning letter have been issued on this to date. Manager DeFinis added that this will be on the August Planning Commission Meeting Agenda.

B. Edinburgh Square Land Development Presentation

Manager DeFinis went over all the items located in the Planning Commission Packet.

Mr. David Caracausa and his engineer Jeremy Hoagland were in attendance and on the Zoom call to address any questions about the plan and to explain that they are looking for preliminary and final approval of a four-lot subdivision.

Chad Camburn informed the Planning Commission that Mr. Caracausa withdrew the application for phasing and filed a demo permit with the Borough. Mr. Camburn added that nothing is holding up this process on his end just final agreements between the Borough and the developer. Mr. Camburn also addressed that items in the first resolution will need to be addressed and added to this current resolution such as a traffic study, fence, repaving, etc.

Mr. Caracausa addressed Council regarding the fence that the engineer mentioned and stated that it doesn't make sense to put both the fence and French drain up till after lot one foundation was completed. Mr. Caracausa spoke about the reasoning for this building sequence and stated that he will build as the lots are sold and lot one may not be the first lot he builds on. A discussion ensued amongst the Planning Commission about the building sequence Mr. Caracausa was referring to.

Steve and Sandy Bowers from 510 Koffel Road asked if the French drain was 6 inches and Mr. Caracausa answered Yes.

Mr. Bowers asked for clarification of the French drain and the fence installment and why the developer can't you put the foundation of lot one and move on until it sells. Also why are you not going with the original proposal of lot one, then the rest of the homes will be built.

Mr. Caracausa stated that you do not want the basement sitting open and retaining water as this is a liability and insurance issue. Mr. Caracausa guaranteed that the fence will go in and added that it is even included in the Resolution and he will put the fence in along with the French drain for lot one. Mr. Caracausa added, as stated the homes will be built as they are sold.

A discussion ensued amongst the Planning Commission, Mr. Bowers, and the developer about the project and Mr. Bower's concerns.

John Kroesser commented that Mr. Bowers would be happy if the project was completed as first planned with lot one being first built with the fence and French drain installed immediately.

Kenneth Farrall asked for a motion to approve the Edinburgh Square subdivision and land development with the conditions upon final review of the engineer, solicitor, all payment escrowed for bills and a fence on lot one and paving of vine street.

Motion: A motion was made by Larry Stevens and Seconded by Larry Burns to approve the subdivision and land development as stated by Ken Farrall. The motion was approved with a vote of 3-2. Michelle Kroesser and John Kroesser voted nay.

D. Bennett's Court Land Development Update

Manager DeFinis stated that the developer is still moving forward and this will probably not be seen till the September meeting.

E. Fireworks by Permit – FAQ Fireworks by permit in the Borough

Manager DeFinis stated that the reason this is being spoken about is that he has been receiving multiple calls from residents that some people do not know the laws regarding fireworks.

It was discussed amongst the Planning Commission the idea of having a permit for fireworks and that it can be enforced by the Police. It was decided to look into other municipalities and see what they are doing and what the state vs. the local level agree on and contradict with.

5. ACTION ITEMS: None (acted previously on Edinburgh Square)

6. Next Meeting is August 3, 2020 7:00PM.

7. Motion to Adjourn

Motion: A motion was made by Larry Burns to adjourn the July 6, 2020 Planning Commission Meeting. The Motion seconded by Larry Stevens and unanimously approved with a vote of 5-0.

Respectfully Submitted,

Jaime E. Snyder
Borough Assistant Manager