

PLANNING COMMISSION

July 11, 2022 7:00PM

Meeting Minutes

This Meeting was Recorded

ROLL CALL

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

The record shows that four members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the July 11, 2022 Planning Commission Meeting Agenda

Motion: A motion was made by John Kroesser to Approve the Agenda of July 11, 2022 Planning Commission Meeting Agenda. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the June 6, 2022 Planning Commission Meeting.

Motion: A motion was made by John Kroesser to Approve the June 6, 2022 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

2. 28 N. Market Street: Estate of Jack Zampirri Minor Subdivision Presentation

Jeff Wert from Metz Engineering explained that tonight he is representing the applicants at 28 N Market Street and reviewed the plan with the Planning Commission. The plan is a simple subdivision, the applicants will comply with all comments that were made from the Borough Engineer's letter. In General Comments in the letter from the Engineer Mr. Metz asked about the common driveway though the property, he stated that this driveway is an existing shared driveway since the house was built. Mr. Metz is questioning the need for the

driveway access agreement after it has been a shared driveway for over 63 years. He does not want their proposal to be thrown into jeopardy for an easement that has been used for many

years. Mr. Metz asked if Council would consider recommending approval subjected to anything that would be on the review letter from the Montgomery County Planning Commission Letter.

4. Old Business:

A. Edinburgh Square Update

Manager Snyder explained that lot 4 and lot 3 sold and there will be a fence installed on lot 1 in the near future. There will not be a U&O issued without that fence.

B. 43 Roosevelt Update

Manager Snyder stated that there have not been any changes since they last met.

C. 200 N Main Street, Alliance Housing Development Update

Manager Snyder informed the Planning Commission that they have a Zoning Hearing on Wednesday night. Hatfield Township did not make a decision yet and they will make a decision at their next meeting which is at the end of July.

D. Bennetts Court Update

Manager Snyder stated that in the Planning Commission packet was the Resolution that was approved by Borough Council for Bennetts Court. They will return to Borough Council for final plan approval.

5. New Business:

E. Kaler Property (DISCUSSION ITEM ADDED TO THE AGENDA)

Manager Snyder stated the developer provided a sketch plan for a 16-unit apartment complex to the Borough and the Borough said that the plan was not able to be built in the Core Commercial District. There needs to be commercial on the bottom and residential can be on the top floor. The Developer took this information back to his engineer to update his sketch.

6. Action Items:

- A. Motion to Consider approval for the Zampirri Two Lot Minor Subdivision approving the waiver to permit aerial photo on google in lieu of the existing features of 200 ft, contingent upon recommendation letter from the Montgomery County Planning

Commission and items can not be resolved the developer will come back to the Planning Commission for resolution of said items and that the person that is buying the lot is responsible for the design of the improvement, grading, permits, storm water management to build on this lot.

Motion:

A motion was made by Larry Burns to Approve the Zampirri Two Lot Minor Subdivision approving the waiver to permit aerial photo on google in lieu of the existing features of 200 ft, contingent upon recommendation letter from the Montgomery County Planning Commission Letter and items cannot be resolved the developer will come back to the Planning Commission for resolution of said items and that the person that is buying the lot is responsible for the design of the improvement, grading, permits, storm water management to build on this lot. The Motion seconded by John Kroesser and unanimously approved with a vote of 4-0.

8. Next Meeting Monday, August 8, 2022 at 7:00PM

9. Motion to Adjourn

Motion:

A motion was made by Michelle Kroesser to adjourn the July 11, 2022 Planning Commission Meeting. The Motion seconded by John Kroesser and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager