

BOROUGH OF RED HILL
PLANNING COMMISSION MINUTES
June 19, 2008
7:00 pm

Chairperson, David Schiffgens, called CALL TO ORDER - the scheduled meeting of the Red Hill Planning Commission to order on the above date at 7:00 pm.

MEMBERS PRESENT: John Lehr, Thomas Diascro, Charles McCleary

OTHERS PRESENT: Mark Hosterman, Solicitor, Brian Smith, Engineer, Barry Isett & Associates, Darlene Stoudt, Secretary

VISITORS PRESENT: Jack Barbary, Real Estate Services, Inc.
Bob Irick, Irick, Eberhardt, Mientus, Inc.

ACTION ON MINUTES - A motion to approve the Minutes of April 17, 2008 was made by Charles McCleary and seconded by Thomas Diascro. Motion carried unanimously.

CITIZENS PARTICIPATION:

Bob Reed, 1348 Hendricks Road, Upper Hanover Township
Ed Reed, 1350 Hendricks Road, Upper Hanover Township

The Reeds had questions on the road that is shared with Mary Kershner. David Schiffgens stated that the development was in the Red Hill Borough and not in the Upper Hanover Township and they could voice their questions at the end of the meeting.

Jack Barbary presented the project that entails the development of a townhouse community of 109 new homes under Red Hill Borough's village overlay zoning requirements. This proposal will require a zoning text amendment (To permit village overlay zoning in an LI- Limited Industrial district) and a conditional use approval from the Red Hill Borough Council to allow attached housing.

The Project is being reviewed for compliance with applicable sections of the Zoning Ordinance (ZO) and the Subdivision and Land Development ordinance (SALDO).

The thirteen acre property is located on the east side of the Borough and Hendricks Road.

The tract is part of a larger parcel which is located within the Upper Hanover Township

Brian Smith, Landscape Architecture, Barry Isett & Associates, Inc. addressed the committee on the Village Housing overlay zoning district.

1. 4.A(2) (a) Develop property with 50% of the gross site area set aside for open space within a single, continuous are of width and depth acceptable to the Borough Council. The committee authorized Bryan to develop an ordinance with 50% of the gross site to be set aside for open space.
2. 4.H Landscaping. All applications should include open space, planting sites, screening, formal gardens, shade trees, natural barriers or other types of growth. Jack Barbary stated his proposed plan shows all these requests. The committee encouraged the need to add buffering between the residential uses and existing industrial district.

3. 4.I Pedestrian Access. All applications shall provide provisions for pedestrian circulation throughout and connecting to, either existing or planned to adjacent sidewalks and trails to the recommendation of the Planning Commission. Jack Barbary stated that his proposed plans show the requested pedestrian access. The committee stated the abandoned railroad can be a linear trail network either local or regional and the developer should provide provisions for the future trail.

Kershner Tract Development Review:

Bryan Smith addressed the committee on the zoning ordinance and Subdivision and Land Development ordinance.

The following items are provided for the applicant who will be required as the plan is prepared and submitted for Preliminary Plan.

22-401 D. Flooding

The Perkiomen Creek Watershed with a tributary to the Macoby Creek on-site. The developer shall confirm if the site is located within the 100 or 500 year flood plains.

22-402 Streets

The developer shall confirm the proposed access is a private street. If the street is dedicated to the Borough, future connections and/or a cul-de-sac shall be incorporated into the design.

22-402 Additional Street Requirements

Fire and Emergency services will review provisions which will accommodate their ability to serve this development.

22-403 Driveways

The proposed access points on Hendricks Road shall be located to provide adequate site distance in either direction according to Penn DOT standards. Appropriate signage should be proposed.

Driveways shall not interfere with public access. All of the proposed units have pull-in driveways which require vehicles to either back into or back out of their driveway onto an access way utilized by 108 other residences. The use of rear access or allies to rear garage or allies to rear garages and parking areas would eliminate this issue. By eliminating the driveways from the main streets, parallel, on-street parking can be provided.

22-405 Sidewalks

Five foot wide concrete sidewalks shall be provided and set 5 foot behind the back of the curb.

22-406 Curbs

Plan shall provide concrete curbing along existing Hendricks Road and proposed streets.

22-411 Drainage

Stormwater retention facilities will be required to handle the increase in peak runoff compared to existing conditions.

22-413 Public Sewers

Coordinate with UMJA for connection public sewer.

22-414 Public Water

Coordinate with RHWA for connection to public water.

22-416 Erosion and Sedimentation Controls

Report to the Montgomery County Conservation District for plan review and approval.

22-417 Bridges/Water Crossings

Proposed access over the tributary on site shall be completed with permit approval from the DEP.

22-420 Shade Trees

Tress shall be provided along all street right of ways.

22-420 Landscaping

Sufficient plantings to be approved by the Red Hill Planning Commission.

22-421.1 Rails to Trails Easement

The Developer whose land contains a portion of the abandoned Perkiomen Railroad Easement shall offer the portion of the property which is co-terminus with the abandoned railroad easement for dedication to Red Hill Borough for a public access recreational trail which shall be constructed at the expense of the developer.

22-601 Condominium

The developer shall comply with Part 6 of the SALDO should a condominium structure be proposed.

22-1006 Stormwater Management

The developer shall comply and obtain E&S and Post Construction Stormwater management approvals from MCCD and DEP

Bryan Smith stated that the applicant address the above mentioned comments.

Charles McCleary made a recommendation to council to adopt an overlay ordinance text and map amendments; authorize the engineer, Bryan Smith to develop an ordinance according to SALDO requirements based on our review letter of June 19th, 2008 and Tom Diascro seconded the motion. Motion passed unanimously.

Charles McCleary made a motion for the approval of a conditional use hearing on July 16th, 2008, 8:30 pm in the council chambers and John Lehr seconded the motion. Motion passed unanimously.

Adjournment:

Charles McCleary made a motion to adjourn the meeting and John Lehr seconded the motion. Motion passed unanimously. Meeting adjourned at 8:15 pm.

Respectfully submitted,

Darlene Stoudt, Secretary