

BOROUGH OF RED HILL
PLANNING COMMISSION MINUTES

February 18, 2010

7:00 pm

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

MEMBERS PRESENT: David Schiffgens, Charles McCleary, John Lehr, Thomas Diascro, Ralph Schmill

OTHERS PRESENT: Secretary, Darlene Stoudt, Solicitor, Mark Hosterman, Engineer, Ryan Kern. BIA

ACTION ON MINUTES - A motion to approve the Minutes of October 14, 2009 was made by John Lehr and seconded by Charles McCleary. Motion carried unanimously.

Carl Pedersen Lot Line Adjustment Plan

Brian J. Nixon, civil engineer requested the following waivers from the requirements of the Red Hill Borough Subdivision and Land Development Ordinance, Borough Code Chapter 22.

Section 22-302-5 Environmental Impact Statement

Request a waiver from the requirement to prepare an Environmental Impact Statement. The minor nature of the proposed lot line adjustment has no Environmental impact.

Section 22-405 .1.A - Sidewalks

Requesting a waiver from the requirement to install sidewalks on the property frontage on Graber Alley

Section 22-406 - Curbing

Requesting a waiver from the requirement to install curbing along the property frontage on Graber Alley.

Ryan Kern, BIA reviewed the plan of lot line adjustment as prepared by Brian J. Nixon and Associates dated January 4, 2010 with the following comments with regards to the conformance of the plans to the Borough ordinances and regulations.

Chapter 27 - CONFORMANCE WITH ZONING ORDINANCE

1. Lot 17-001 is non existing conformities for a single family dwelling with regards to rear setback and front setback lines respectively. *Comply*

2. Sections 307.6 & 406.2 - Lot 17-001 has an address of 204 Jefferson Street. Jefferson was a paper street on the south side of the existing home, where the proposed driveway off of 2nd street is located which as been vacated by the borough. The existing house faces the easterly property line; therefore, the plans inaccurately depicts the front and rear setbacks. This change will cause the house to be in compliance with the Borough's front yard setback zoning ordinance. For the rear setback. The garage is currently outside of the 75 foot rear yard setback (off of Graber Alley) and is considered an existing non-compliant structure.

Jefferson Street was not ordained it was vacated as a public street - Pedersen does not agree that it is a paper street.

3. 307, 6 - Lot 17-001 should show the rear setback line on the southern part of the lot based on the new lot line. *Pedersen must confirm.*
4. 307.5 - The proposed building overages are not calculated for each lot, but appear to easily comply with 30% maximum limit. *Pedersen must comply with 30%.*

CHAPTER 22 - (SALDO)

Minor Subdivision Plan

1. 304-7 - "Red" is missing form certification block. *Pedersen will comply*
2. 304-G Applicant has provided a letters from RHWA and UMJA (2 EDU's) for the project.
3. Section 311 - New driveway for Lot 17-002 will require the removal and replacement of curb and sidewalk along 2nd street
Section 403 .1.A
Section 403.1.C.
405.5.A and 406
Instructions for the new driveway and a concrete apron at the proposed driveway crossing.

Section 412.3 - the existing water lateral serving the single family dwelling on Lot-17-001 will now be crossing over the portion on the property being transferred to Lot 17-002. The two properties are under common ownership, there is the possibility of different lot owners in the future. A cross-easement for this waterline should be provided for the portion running across Lot 17-002. The easement should be depicted and labeled on sheet 1; *It will be depicted half-existing - half - new home.*

Section 414.1 - proposed water lateral for lot 17-002

Section 412.3 - Sanitary easement - should be centered over the proposed sanitary line
Show on plan new water lateral parallel with sewer line.

Repair and maintenance responsibilities of the individual lot owners for the joint sewer system.
Attorney's agreement.

Section 416 - submittal of E&S Plan to Montgomery County conservation District - *Will comply*

Section 418.1 corner monuments - *Will comply*

Section 418.2 bench note should clarify if the datum was based on the borough sanitary sewer system datum. - *Will comply*

Section 419.3 - topsoil preservation - *Will comply*

Width of proposed permanent driveway - *Will Comply*

Construction of the sanitary sewer lateral - *Will comply*

Utility pole conflicting the stone construction driveway on Lot 17-002 - *Will comply*

Proposed driveway will primarily follow existing grade - *Will comply*

Section 22-100 - Storm water management and detention basin design- *asking for a waiver*

The applicant requests waivers on the following items, which need to be granted by Borough Council.

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The Kershner/Weaver Tracts - Proposed Residential Development

Jack Barbary presented a slide presentation on the Weaver/Kershner tract stating the proposed particulars of the Weaver/Kershner Tract:

- 123 houses with 179 garages - (end units with 2-car garage credited for 1 space in Driveway)
- Existing LI zoning - limited industrial - village overlay
- Minimum site area - 10 acres
- Maximum density - 8.2.D.U./acre
- Minimum open space - 50% of gross site area
- Minimum lot area - 2,000 S.F.
- Minimum Building width - 24 feet
- Maximum building coverage -65%
- Maximum building height - 35feet
- Building setbacks:
From cart way - 25ft; - side - 10 ft; rear - 24 ft.

Proposed use;

Single family attached dwellings 24ft wide X 53ft deep

Ryan Kern has reviewed the “conceptual sketch plan” as prepared by Irick, Eberhardt and Mientus with regards to the conformance of the plans to the borough ordinances and regulations.

Ryan Kern presented four items that the developer of the Kershner/Weaver tract, Michael Anthony Homes, would be looking to a have a waiver granted for. Ryan stated that waivers cannot be granted, because the development is still at the sketch plan level.

Major waivers that are sought by the developer:

1. Detention basin setback form wetlands - The borough ordinance calls for a 50-foot setback for detention basins from the wetlands.
2. Maximum # of units on a cul-de-sac (Ordinance requires a maximum of 25, the developer is proposing 31 on Road D cul-de-sac) - The size of the cul-de-sac relates to access for emergency vehicles. John Lehr, fire marshal had no problem with the increased units.
3. Storm Water Methodology - The Modified Rational Method will be allowed for drainage areas of 5 acres or less. The developer would be looking to have a larger detention basin.

4. Street Width - Borough ordinance requires 36-foot wide streets. The developer is proposing 30-foot streets with no on-street parking.

Adjournment:

Charles McCleary made a motion to adjourn the meeting at 8:30 pm and John Lehr seconded the motion. Motion passed unanimously.

Respectful submitted,

Darlene Stoudt
Secretary