

WEST DEER TOWNSHIP PLANNING COMMISSION
APRIL 26, 2018

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, John Butala, Alan Banks, Robert Bechtold and Suzanne Garlena

Absent Members: Tim Phelps

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)

Forbes Subdivision Plan – 2-lot Subdivision for 997 Deer Creek Road
(Represented by Jason Paulovich – Gibson-Thomas Engineering)

Property zoned R (Rural Estate). Lot 1 to measure 3 acres and Lot 2 to measure 6.68 acres. Shoup Engineering submitted a review letter dated April 23, 2018 with following comments:

1. “Name of Municipality” to be replaced with West Deer Township.
2. Zoning Hearing Board scheduled for May 10, 2018 for lot width variance and side yard variance for existing shed for Lot 1
3. Planning Module to be filed with Township.

Mr. Paulovich presented the project. Subdivision will be separating the personal property from the business barn. A conditional use was granted for barn on Lot 2 to be used as a party venue. Mr. Shoup to contact the Township solicitor for clarification of the conditional use that was granted for the barn when property was only one lot. Not sure if conditional use passes to Lot 1 also.

The holding tank on property is only permitted for commercial use and not personnel use. Backup site on Lot 1 approved by the DEP for the holding tank. Separate backup site approved for Lot 2 is also on Lot 1. Advised Mr. Paulovich that an easement needs to be shown on Lot 1 for the backup sites.

Was suggested by Mr. Payne for the Planning Commission to consider some screening between Lot 1 and Lot 2. Mrs. Forbes stated that there are trees between the properties and have no objection to the suggestion of additional screening but any type of screening would need to be operational for the business (Lot 2). After looking at an aerial of the property, Mr. Butala feels a gap does exist between properties. Agreed upon that Mr. Payne to inspect property and make a judgement call if more screening is needed. Might need 1 or 2 more trees planted for buffer. After Mr. Payne meets with the property owners, a sketch will need to be submitted for the buffer.

First motion by Mr. Butala and second motion by Ms. Rojik to **RECOMMEND APPROVAL** of the Forbes Subdivision contingent upon the following:

1. Zoning variances are granted for lot width reduction and side yard setback.
2. Establish easement for sewage disposal backup site location on Lot 1 that is dedicated for use by Lot 2. Said easement shall also provide access to backup site from Lot 2.

3. Mr. Payne to meet on site and review buffering between Lots 1 and 2. Provide sketch of any additional buffering and existing plantings.
4. Address any items on Shoup Engineering's letter dated April 23, 2018.
5. Add primary and backup sewage sites to plan.

Voting was unanimous to recommend approval.

OTHER BUSINESS:

Mr. Shoup explained that Richland Township is in the process of applying for a grant to extend waterline on Bakerstown/McKalloff Road. Part of this project will be in West Deer Township. Planning Commission reviewed and voted unanimously in favor. Mr. Schmidt signed a letter stating that it was in compliance with the comprehensive plan for the Township.

Zoning Ordinance Updates

The Planning Commission agreed on the following changes:

1. Eliminate PRD in R4 zone.
2. Density for apartments in PRD to be 12 per acre in R3. Not allowed in R2 and R4.
3. Minimum land area for PRD to be: R2 – 20 acres / R3 – 10 acres
4. Parking spaces to measure 9 x 19 size.
5. Visitor parking for Townhome to be 1 space per unit within 200 feet of building.
6. Apartment parking to be 1.5 spaces provided at building and a 0.5 space to be provided within 100 feet of building perimeter.
7. Common Open Space: Mr. Payne's suggestions are approved with the correction of any land within 50 feet of any residential structure or land contained within a deeded residential lot does not count towards open space.

Mr. Schmidt will research and submit wording for modification requests for a PRD.