

**WEST DEER TOWNSHIP PLANNING COMMISSION**  
**AUGUST 27, 2020**

Mark Schmidt called the Meeting to order with the following members in attendance:  
John Butala, Kathy Rojik, Alan Banks, and Patrick Stark

Absent Members: Suzanne Garlena, Robert Bechtold.

Other Attendees: William Payne (Code Enforcement Officer)  
Scott Shoup (Shoup Engineering)  
Dorothy Moyta (Zoning & Planning Administrator)

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July 23, 2020 minutes were submitted and stand approved.

**Outline and Order of Meeting:**

1. Approval of July meeting Minutes
2. Oakwood Heights Final Subdivision Plan: Land Development
3. Workshop Meeting: Public Comments (Gas Wells)
4. Municipal Ordinance Updates/ Code Revisions/ Zoning Review

**OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT**

36 Page Set to include Environmental, Landscape and Civil Drawings. (See attachments.)  
*Represented by Steven Victor, Registered Landscape Architect, Victor Wetzels Associates*

Comment Sheet, August 26, 2020 (2 pages) from Scott Shoup of Shoup Engineering was distributed at the meeting and is attached to these notes. (See attachments.)

Comments generated from the comments on the attached sheet and others follow:

1. RE: Comment #1: Victor-Wetzels needs to address stormwater, roof drains, and sewers as part of the development's Homeowner's Association documents. (HOA).
2. RE: Comment #3; Earthwork done in Phase 2 is to cover Phase 3 -all are agreeable.
3. RE: Comment #4: Show easement for stormwater.
4. RE: Comment #6: The existing NPDES permit has expired; A new permit needs to be obtained.
5. RE: Comment #8: Steven requests a meeting with fire chief, Josh Wiggins, to discuss the locations of the fire hydrants.
6. RE: Comment #9: Steve Victor will confirm whether there needs to be a covenant requirement.
7. RE: Comment #10: The detail needs to be revised to address Township requirements.

8. RE: Comment #11: Ashley Road needs to be shown to be widened to 21'. The developer will agree to contribute to the upkeep of the road.

Steven Victor presented the Revised Oakwood Heights Final Subdivision Plan per comments/exchanges below. (See 36 page set of Drawings attached)

1. Steven Victor showed revised Subdivision Plans.
2. Since the Plan is next to the Park, could there be a walking path designed from the Plan to the Park ? Yes, that could be looked at.
3. Mark Schmidt asked why there is a separate Homeowner's association. Steve Victor answered that is because there is no common facility.
4. Mark Schmidt asked whether there is a standard lighting fixture for the Plan. Steve Victor said that Duquesne Light has a standard Colonial lighting fixture that is 15-18' high.
5. Bill Payne asked how the new Plan will pay for power. The existing parts of the plan are covered in the homeowner's. Steve Victor said that he will need to look into that.
6. Mark Schmidt noticed that Property 201 encroaches onto its neighbor creating an oddball property shape. Could you straighten that line out ? Bill Payne asked whether the encroachment was because of a shed. Steve said that they will meet with the owner.
7. Alan Banks asked about the non-uniform spacing of trees. Are you going by shade vs. ornamental at 50' OC ? Steve Victor said that the homeowner could participate in the placement of trees. Steve said that the planting of trees is typically done before the final occupancy unless the weather is bad.
8. Alan banks stated that along the northern edge of the plan at the drainage swale, there needs to be a correction on plan to reseed and "show limits of disturbance."
9. Mark Schmidt said that Lots 311 to 315 need to show a tree protection fence and indicate to limit disturbance between slope and swale.
10. Bill Payne inquired as to the height and spread of mature trees as large trees can fall over onto houses and cause damage. Steve Victor said "so be it." Alan Banks said that trees falling onto houses is rare in our area and is not an issue.
11. Alan banks said that landscaping should take in a variety of tree but stay largely indigenous. He asked what is required by the HOA and homeowner.
12. Mark Schmidt feels that they should give people a swath for planting, and consider the spread of trees so that they don't interfere with passing trucks, particularly fire trucks. In the past, fire trucks have been damaged by tree branches.
13. Mark Schmidt asked if they could put something in the Homeowner's agreement that would have people keep trees appropriately trimmed.

14. Alan Banks asked if the developer could do a cross section of the sidewalk showing the tree plantings.
15. Steve Victor said that according to the Township web site, there needs to be 10' from the right of way that is free of trees.
16. Jo Resciniti of 1006 York Way asked whether after the plan is completed if one could drive from West Starz Road to Bairdford Road. Mark Schmidt answered yes.
17. Tim Resciniti of 1006 York Way was concerned as to whether the tractor path used for tractor rides on Community Days will still be useable. The tractor hayride at Community days is his favorite part of the Township. Bill Payne stated that the Township will figure out an alternate path to be used.

**CONDITIONS AGREED UPON FOR DEVELOPMENT:**

1. Contribute \$600.00 for each lot built to go toward the road improvement of Ashley Road to West Starz Road to be paid at time of building permit application in addition to the Impact and Recreation fees.
2. Meet with the Kallen's and revise the parcel with Lot 201 to eliminate encroachment.
3. Add pedestrian connection to Bairdford Park near Lot 316.
4. Resolve fire hydrant's location prior to board of Supervisor's meeting to the satisfaction of zoning office and the local fire departments.
5. Limit disturbances along rear line lots 311-316 between cut slope and swale and install tree protection fence prior to clearing and grading.
6. Address comments in the Shoup Engineering letter dated 8.26.2020.
7. Add tree trimming maintenance to the HOA to ensure sidewalk and road remain clear of overhanging limbs.
8. The HOA document is to be reviewed and approved by the Township engineer. The items to be reviewed include street light, electrical maintenance, landscape requirements, and roof conductors.

First motion by Mr. Butala and second motion by Mr. Stark to **ACCEPT THE DEVELOPMENT WITH THE AFORE MENTIONED CONDITIONS.** Voting was unanimous to approve.

### **WORKSHOP/ PUBLIC COMMENTS:**

- a. Tim Resciniti of 1006 York Way asked the following questions: Tim asked Mark Schmidt if he was able to make any headway in asking Olympus to withdraw their gas well applications. (Mark had stated at the July Planning meeting that he was going to look into that.) Mark stated that the Attorney, Gavin Robb, didn't recommend that action.
- b. Jo Resciniti of 1006 York Way asked the following questions: When will the Ordinance Revisions spoken about be approved by the Supervisors. Bill Payne said that that could take up to 6 months.

### **MUNICIPAL ORDINANCE UPDATES/ CODE REVISIONS/ ZONING REVIEW**

Bill Payne presented updates suggested for the West Deer Ordinance for food trucks. (See attachment - 2 Pages.) Updates were made, but this will also be continued to the September Planning Meeting.

Also see attachments "Mobile Food Facility Operations Guide: Guidelines for MFF Licensing/ Permanent licenses and Temporary Licenses" – 26 pages, and "PA Mobile Food truck – Food Handler Training" – 2 pages.