

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES**  
**December 15, 2022**

The Meeting was called to order with the following members in attendance:

Alan Banks, Patrick Stark, Kathy Rojik, Suzanne Garlena, Robert Bechtold, Rich Hollibaugh, and Mark Schmidt.

Absent Members: None.

Other Attendees:

Dorothy Moyta (West Deer Township Zoning & Planning)  
Scott Shoup (Shoup Engineering)  
Edward Patton, Patton Engineering, LLC, Deer Park Rentals  
Robert R. DeGlau, All State Surveying & Mapping, Jeffrey Plan of Lots  
David Lucci, Victor Wetzel Associates, LLC, Kingston, (Unionville)  
Brett Schulz, Weaver Homes, Ridgewood Heights  
Mike Ogin, Gateway Engineers, Ridgewood Heights

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**Outline and Order of Meeting**

1. Approval of September Minutes
2. Deer Creek Rentals – Revised Subdivision
3. Jeffrey Plan of Lots – Revised Subdivision
4. Kingston (Unionville): East Union Rd. Plan of Lots: Site Development / Victor Wetzel Assoc.
5. 57 Hampshire Lane Lot Line Revision
6. Ridgewood Heights: Housing Development: Subdivision and Land Development.
7. West Deer Township: New Municipal Building – Site Plan
8. Comments/Questions from Public
9. Comments/Discussion by Planning Commission Members/Staff
10. Adjournment

**Approval of Meeting Minutes**

The September 2022 Planning Commission Meeting Minutes were approved as submitted.

**Deer Creek Rental Consolidation Plan**

Mr. Patton presented the revised Consolidation Plan and related adjacent lots. Comments were as follows:

1. Mr. Shoup had no outstanding issues with the plan.
2. It was agreed that this was largely a lot line revision.

A motion was made by Mr. Stark and seconded by Mr. Bechtold to approve the Deer Creek Rental Consolidation Plan. All were in favor and the motion carried.

### **Jeffrey Plan of Lots**

Mr. DeGlau presented the revised Jeffrey Plan of Lots. Comments were as follows:

3. There was a revised plan submitted that addressed the issues in the letter from the County dated 12.2.2022.
4. It was agreed that this was largely a lot line revision.

A motion was made by Mr. Bechtold and seconded by Mr. Stark to approve the Jeffrey Plan of Lots with the following condition. All were in favor and the motion carried.

Conditions:

1. Address and satisfy all issues in the letter from the County dated 12.2.2022.

### **Kingston (Unionville): East Union Plan of Lots**

David Lucci presented Kingston. He showed a power point. The project is located in the SE portion of the Township. The zoning is R-2. It's located in the parcel south of East union presbyterian church. They will be taking the whole parcel and then deeding some of it back to the church to avoid a lot line revision. The drawing set included grading, utilities, sewage, landscape, buffering, and nature trail. He reiterated that the BOS had given the OK for the additional 100' on the cul-de-sac. Comments were as follows:

1. Mr. Shoup stated that all 18 comments on his letter dated December 13, 2022 had been addressed, but added that Lot 47 needs to become part of Lot 46. As well just to confirm, no driveways can go out onto East Union Rd.
2. Mr. Banks said that in reference to the landscaping, Kingston should substitute more deer resistant shrubs in lieu of the lilac and fir that was shown on the landscape drawings.
3. They are looking at Dan Ryan for the builder.

A motion was made by Mr. Hollibaugh and seconded by Mr. Bechtold to approve the Unionville Housing plan was made with the following conditions. All were in favor and the motion carried. Mr. Schmidt abstained from voting.

Conditions:

1. Consolidate Los 46 and Lot 47.
2. Show easement for the sanitary line on future drawings.
3. Provide alternate species for the fir and lilac plants on the landscaping plan,
4. Satisfy all comments in Scott Shoup's review letter dated December 13, 2022.

### **57 Hampshire Lot Line Revision**

This has been moved to the January 26, 2023 meeting.

### **Ridgewood Heights: Housing Development: Subdivision and Land Development**

Mr. Schulz of Weaver Homes explained how he they would be using the variance Case No. Z01-22 granted to Bruce Crum by the Zoning Board and finalized by the solicitor in March 2022. Mr. Schultz believes that his plan meets all criteria. The lots meet the requirements of the variance, not R-2. Weaver home's Solicitor is currently discussing with Gavin Robb, the Township solicitor to determine whether this variance can be applied to the current case. They are single family homes priced from \$400,000.00 to \$600,000.00. Discussion was as follows:

1. The number of lots vs. the number of lots in the Existing Variance granted may be a concern.
2. The sidewalks extension along cedar ridge road need to be looked at for location and extension along Cedar Ridge Rd.
3. The street trees are missing from the landscape plan.
4. The 16 comments from Mr. Shoup's letter dated December 15, 2022 were talked through.
5. Mr. Schmidt suggested that the developer's provide connection access to the sewer lines for adjacent neighbors that may be interested in connecting to the public sewer system.
6. Mr. Schmidt sad that they can count existing trees along Cedar Ridge Rd. toward the count for street trees.
7. Mr. Hollibaugh felt that they should protect the properties below from flooding. He said that water coming down the hill is visible.
8. Mr. Hollibaugh doesn't see an issue with the 15-18 additional homes from the existing variance.
9. This development needs to be looked at by the Fire Company and/ or Emergency Services before it is approved.

10. Mr. Banks would like to see a landscape plan and that shows what vegetation is staying along Cedar Ridge Rd.
11. Mr. Hollibaugh mentioned the steep slopes along Cedar Ridge Rd. and would like to see how those were being handled in the landscape plan.

A motion was made by Mr. Hollibaugh and seconded by Mr. Bechtold to table the Ridgewood Heights plan till the January 26, 2023 meeting.. All were in favor and the motion carried.

### **West Deer Township: New Municipal Building – Site Plan**

Mr. Shoup reviewed the site plans for the New West Deer Township Municipal Building. Discussion was as follows:

1. Most members felt that site circulation would make more sense if the building was mirrored/ flipped so that the police would have direct access out to East Union Rd and would not be cutting through the employee / visitor overflow lot.
2. Sidewalks were discussed as well as the connection to the high school as there are many times when people walk between the high school and municipal building.
3. The possible expansion space that could provide space for Judge Swan was discussed.
4. Lighting was discussed.
5. Mr. Banks also brought up some security concerns/ best practices.
6. Comments were sent to Daniel Mator and Joseph Shook via email on Monday, December 19, 2022.

### **Comments/ Questions from the Public**

There were no comments from the public.

### **Comments/ Questions from the Planning Commission**

The January Planning Commission meeting will be on January 26, 2023. The meeting time and agenda will be posted on the web site.