

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
December 14, 2023**

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

Alan Banks, Rich Hollibaugh, Jake Oresick, Mark Schmidt, Dan Maltese, and Patrick Stark.

Absent Members: Robert Bechtold

Other Attendees:

Dorothy Moyta, West Deer Township Zoning & Planning Dept.

Scott Shoup, Shoup Engineering

Peter Heisler, Owner, Heisler Plan of Lots

Bill Payne, Construction Project Manager, Heisler Plan of Lots

Outline and Order of Meeting

1. Approval of November Minutes
2. Heisler Plan of Lots: Final Subdivision/ Land Development
3. Comments/Questions from the Public
4. Comments/Discussion by the Planning Commission Members/Staff/ Adjournment

Approval of November 8, 2023 Special Meeting Minutes

The November Meeting Minutes were not approved until a full list of Conditions are reflected in the minutes. First motion by Mr. Oresick and second motion by Mr. Hollibaugh to **TABLE THE MEETING MINUTES UNTIL THE FULL LIST OF CONDITIONS ARE ADDED AND APPROVED**; voting was unanimous. Also Mr. Oresick wants the Planning Commission member who dissented from not recommending the Tyche Well Pad to be named in the meeting minutes. Mr. Shook will consult with Mr. Robb on this matter.

Approval of November 30, 2023 Meeting Minutes

The November Meeting Minutes were approved with some corrections. First motion by Mr. Hollibaugh and second motion by Mr. Maltese to **RECOMMEND APPROVAL WITH CORRECTIONS DISCUSSED**; voting was unanimous.

Heisler Plan of Lots: Final Subdivision and Land Development

Mr. Shoup went over the 7 points on his Comments letter dated December 7, 2023.

Mr. Payne went over the 7 points on his letter dated December 12, 2023 addressing the comments on Mr. Shoup's letter

Mr. Payne also went over the Request for Modification letter dated December 12, 2023 which is a modification for a steeper slope. The tentative house designs are 1707 SF for Lot #2 and 2998 SF for Lot #3. He went over the sewage and utilities in the subdivision. He showed the sewer easement and the proposed sewer line.

Mr. Payne went over the site plan. He stated that the subdivision at 48 Quigley Rd is a 3-lot subdivision with the lots being between 1.8 and 2.2 acres. He explained utilities and showed lines for the public water.

Comments/ Questions from the Planning Commission Members/ Presenters were as follows:

1. Mr. Banks said that in regard to #6, the slope still exceeds 14%. Mr. Payne replied that 48 Quigley was auctioned off after it was a total loss from a fire. The existing slope was greater than 20% and Hampton tech was able to reduce the slope.
2. Mr. Hollibaugh asked if the cul-de -sac had to be build or just had to work on paper. Mr. Shoup said that it had to be built.
3. Mr. Hollibaugh asked what the fallout of the modification would be. Mr. Shoup said that a couple weeks out of the year with snow and inclement weather may be a problem.
4. Mr. Maltese asked if the steep slope would be a problem for delivery trucks and mail trucks. Mr. Payne said that the mailboxes are at the bottom of the road.
5. Mr. Maltese asked if garbage is collected at the bottom of the road. Mr. Payne said that it is difficult for garbage trucks to get up the road.
6. Mr. Banks asked how much room was available at the bottom for mailboxes. Mr. Payne showed a photo of Mr. Heisler's mailbox.
7. Mr. Hollibaugh said that an apron at the bottom of the road would be helpful.
8. Mr. Maltese said that the Ordinance calls out 12% for a public road and 14% for a private road. The modification is asking for 17.5%.
9. Mr. Hollibaugh asked if there would be any benefit to going up quicker and flattening out at the top. Mr. Payne showed that they have already done this.
10. Mr. Stark commented that the gravel driveway finish might be advantageous.

There was no Public Comment.

First motion by Mr. Banks and second motion by Mr. Oresick to **RECOMMEND APPROVAL**, voting was unanimous (with Mark Schmidt abstaining) of the Heisler Plan of Lots – Final Subdivision with the following conditions:

1. Supervisor's Accept Modification of Slope. (14 to 17.5)
2. Provide Road Maintenance Agreement.
3. Complete Sewage Module.
4. Satisfy all comments in the Scott Shoup Engineering letter dated 12.15.2023.

New Business

1. Mr. Oresick asked if this was Mr. Schmidt's last meeting. It is and everyone recognized Mr. Schmidt for his many years of serving on the Planning Commission.

2. A new Planning Commission member will be brought in during January.
3. Mr. Shoup normally sends in the comments the Friday before the meeting, but it will be handled on a case-by-case basis.
4. Mr. Shoup said that when the planning module comes in that he goes over them and then the Chairperson should sign off on them.

Adjournment

First motion by Mr. Oresick and second motion by Mr. Hollibaugh to **ADJOURN THE MEETING**. Voting to adjourn was unanimous.

The January Reorganization and Regular Planning Commission meetings will be held on January 25, 2024. The meeting time and agenda will be posted on the web site.