

Planning Commission

MINUTES

February 7, 2024

Members Present: Dawn Nicholson, Bobb Carson, Bruce Whitesell, Angela Kelly.

Also present: Lisa Gerhart (Assistant Zoning Officer), Scott MacNair, Esq. (Township Solicitor) Mr. Tim Fulmer (Township Engineer).

Mr. Carson called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

MINUTES

Motion made to table minutes for everyone to have more time to review and vote on at the next meeting.

BUSINESS ITEMS

Cooks Creek Subdivision (Passer Road and State Road) – Regarding Cooks Creek subdivision, Heath Machamer, HNT Engineering, was present. Mr. Machamer gave a project update. He stated the NPDES permit is close to issuance and is expected to be approved once the sewage planning module plan is approved. The Highway Occupancy Permit from PennDOT should be approved in February. R.B. Dwellings has been in contact with the neighbors about fence encroachments. There are no conflicts with the proposed road name of “Sunrise Drive”. The postmaster advised the subdivision must have cluster mailboxes. They will be in the middle, central area, of the subdivision. There will be a crosswalk installed by the mailboxes that will be signed, striped and ramped. Motion made by Mr. Whitesell, seconded by Ms. Nicholson, approved 4-0 with conditional plan approval subject to will comply in regard to Mr. Fulmer’s letter dated January 9, 2024, with a revised plan showing the pedestrian crosswalk by the mailboxes.

Hendricks Variance Application (2704 Richlandtown Pk) – This application will be before the Zoning Hearing Board on February 21, 2024. Ms. Aubrey Hendricks was present and advised she would like to have a small shop back in where there was one previously years ago. She wants to sell coffee, plants and breakfast sandwiches out of there. The building is currently used as rental apartments. Mr. Whitesell thinks the store closed back in 1974. Ms. Kelly questioned parking for the store. Mr. Carson mentioned signage and exterior lighting restrictions. It was discussed that if the zoning variance is approved, Ms. Hendricks may need to go through Land Development with the property.

Continuation of Event Venue discussion – It was discussed to make a distinction between the principle and accessory event venue uses. Next work session the PC will discuss which zoning districts would allow the use and how it would be permitted.

CORRESPONDENCE

None

PLANNING COMMISSION COMMENTS & PROJECTS

ADJOURNMENT

Motion by Ms. Nicholson, seconded by Ms. Kelly and unanimously carried to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Lisa Gerhart