



Meeting Minutes

February 28, 2019

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:25 p.m.
2. **ROLL CALL:**
 - PRESENT: IAGNEMMA, KAINE, ROBINSON, HERNDON
 - ABSENT: RAMAGE
 - ALSO PRESENT: Don Housley, P.L.S, Mitall Division of KU Resources; Bob Garvin, Township Solicitor; Shannen Rusilko, Secretary
3. **APPROVAL OF MINUTES:** Regular meeting held on January 31, 2019.

It was moved by **Herndon** and seconded by **Robinson** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting on January 31, 2019.

4. **OLD BUSINESS:**
 - A. **Review and discuss SP-03-17 Bursca Site Redevelopment, Site Plan, Washington Pike, Zoned C-2 – to remain tabled.**

No additional information was received, so the application will remain tabled.

- B. **Review and discuss F-13-18 Radinick Plan No. 3, Minor Subdivision, Battle Ridge Road, Zoned R-1.**

Pat Cooper and Keystone 76 Development are proposing a subdivision of parcel 489-L-10. They are requesting waivers on the requirements of concrete monuments and sidewalks along Principal Collector Roads. A modification is requested relating to sewage easements.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** F-13-18 Radinick Plan No. 3, Minor Subdivision, Battle Ridge Road, Zoned R-1 subject to the Mitall Division of KU Resources review letter updated February 28, 2019 with the modification of sewage easements and waivers on the concrete monuments and sidewalks along Battle Ridge Road.

- C. **Review and discuss PP-01-18, CU-05-18, F-10-18 Lafayette Meadow Master Plan, Preliminary/Conditional Use/Final Major Subdivision Plan, Battle Ridge Road, Zoned R-1.**

Pat Cooper went through the proposed setbacks for their open space design. Don requested for the developer to have their surveyor note the setbacks of neighboring dwellings on all surveys for the Township building department. There was a review of the proposed Buffer Area – Type A, and as a result the applicant agreed to add additional buffer if it is requested in the future by land owners next to the development. The developer

is requesting 15 waivers/modifications. There was discussion on the trails throughout the site and the connection to the Sterling Ridge stormwater basin. Sidewalks will be added along Battle Ridge Road along with a crosswalk that will connect to Walnut Ridge. A partial fence with a locked gate will be placed at the curve on the trail leading to the stormwater basin with no trespassing signage. A plan designed using the standard use by right yields 19 more homes than the current proposed open space design.

It was moved by **Kaine** and seconded by **Robinson** with all members present voting **AYE** to **approve** CU-05-18 Lafayette Meadow Master Plan, Conditional Use, Battle Ridge Road, Zoned R-1 in accordance with the Mitall Division of KU Resources review letter updated February 28, 2019 with the 16 modifications on Gateway's January 28, 2019 letter, as approved or rejected in accordance with the discussions held by the board. A buffer will be provided by the developer if the neighbor located on parcel 489-L-15 requests for one to be installed. A gate will be placed at the curve of the trail toward the stormwater basin with a "no trespassing" sign. Phase 2 of the development is not being approved for recording. The title of the application is being changed from Lafayette Hollow to Lafayette Meadow. The waiver of the sidewalk on the estate lot and open space areas along the roads. The trail will be constructed by the developer from Lafayette Drive to Sterling Ridge in lieu of the cost of the construction of sidewalks not being built.

It was moved by **Robinson** and seconded by **Herndon** with all members present voting **AYE** to **approve** PP-01-18 Lafayette Meadow Master Plan, Preliminary Plan, Battle Ridge Road, Zoned R-1 subject to the Mitall Division of KU Resources review letter dated January 15, 2019 with reference to the 16 waivers and modifications that were discussed during the conditional use discussions and approval.

It was moved by **Kaine** and seconded by **Robinson** with all members present voting **AYE** to **approve** F-10-18 Lafayette Meadow Master Plan, Final Major Subdivision, Battle Ridge Road, Zoned R-1 subject to the Mitall Division of KU Resources review letter dated January 15, 2019.

D. Review and discuss PP-02-18 and SP-09-18 Hickory Grade Road Office Building, Preliminary/Final Land Development Plan, Hickory Grade Road, Zoned B-1.

This plan is subject to traffic impact fees. Dr. Axelson asked for a modification to the fencing requirement for the bioretention stormwater basin that is near the entrance of the site. A guide rail near the parking spaces and tightly vegetated hedge plantings will be placed around the basin in place of a fence. There were discussions on the connection of the developer's driveway to the power station driveway. Tom voiced concerns that traffic might follow the driveway back to the power station if the pavement extends past the entrance to this site. The developer agreed to only pave up to his entrance.

It was moved by **Kaine** and seconded by **Herndon** with all members present voting **AYE** to **approve** PP-02-18 and SP-09-18 Hickory Grade Road Office Building, Preliminary/Final Land Development Plan, Hickory Grade Road, Zoned B-1 subject to the Mitall Division of KU Resources review letter dated January 10, 2019 with the addition of the vegetative buffer around the pond next to the entrance.

5. NEW BUSINESS:

No new business.

6. ACCEPTANCE OF NEW APPLICATIONS

- A. Accept CU-01-19 Sprint Antenna, Conditional Use, 3029 Washington Pike, Zoned C-2.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **accept** CU-01-19 Sprint Antenna, Conditional Use, 3029 Washington Pike, Zoned C-2.

- B. Accept SP-01-19 OKW Enclosures Parking Lot Addition, Site Plan, 3000 Old Pond Road, Zoned B-1.

It was moved by **Robinson** and seconded by **Herndon** with all members present voting **AYE** to **accept** SP-01-19 OKW Enclosures Parking Lot Addition, Site Plan, 3000 Old Pond Road, Zoned B-1.

- C. Accept F-01-19 J.B. & Associates Plan of Lots, Minor Subdivision, Old Oakdale Road, Zoned R-2.

It was moved by **Robinson** and seconded by **Herndon** with all members present voting **AYE** to **accept** F-01-19 J.B. & Associates Plan of Lots, Minor Subdivision, Old Oakdale Road, Zoned R-2.

- D. Accept F-02-19 Mohawk/Battle Ridge Plan of Lots, Minor Subdivision, Mohawk Road and Battle Ridge Road, Zoned R-2.

It was moved by **Herndon** and seconded by **Kaine** with all members present voting **AYE** to **deny** F-02-19 Mohawk/Battle Ridge Plan of Lots, Minor Subdivision, Mohawk Road and Battle Ridge Road, Zoned R-2 as an incomplete application.

7. **OPEN DISCUSSIONS**

8. **ADJOURNMENT:**

It was moved by **Robinson** and seconded by **Kaine** by with all members present voting **AYE** to adjourn the meeting at approximately 10:10 p.m.

John Barrett, Township Manager

Date: _____

Tom Iagnemma, Chairman

Date: _____