

AGENDA ITEM #3 – SUBDIVISION REVIEW

A. Ridge Farm Final Plan Phase 1A Major Plan 2017-101 Request For Final Plan Review

Chairman MacNair polled the audience for interested parties other than the developer regarding the application to develop the properties located at Huckleberry Road PIN 548746422139. The following individuals indicated interest:

Steve Benton	1407 Springhouse Road
Jeffrey Epstein	3900 Hamilton Boulevard
Shawn Hubler	1115 North 30 th Street
Steve Ridgeway	3544 Shiloh Court

At the request of Chairman MacNair, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission take necessary time to address the reviewing agencies' comments, contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the plan.

Attorney James Preston, Engineer Jason Engelhardt and Traffic Engineer Robert Hoffman were present to present the plan and answer questions. Attorney Preston started by introducing the plan.

Engineer Engelhardt described the plan and noted that the revised plan addresses two major comments regarding Final Plan Phase 1A: the traffic impact study and the stormwater management report. He noted that the submission package also contained landscaping plans and architectural elevations. He stated that he has received LVPC's Act 167 Consistency letter. He stated that the NPDES Permit application for the Phase 1 portion of the project has been submitted. He noted that recent submission of revised HOP plans to PennDOT. He reviewed the landscaping plans. He noted that the Parks and Recreation Board has reviewed the plans and requested that the HOA documents include language that permits the Township to hold public events in the Commercial Village Open Space. He reviewed the Gateway Sculpture and plaza. He reported that he received Thomas Comitta Associates TND review comments and has addressed most of them. He noted that there are only a few outstanding items remaining in the Geotechnical review letter. He stated that he is working through the Township Engineer's review comments.

Traffic Engineer Rob Hoffman reported that PennDOT is requiring four phases of traffic improvements for the project and reviewed the proposed Phase 1A traffic improvements. He noted that the improvements include the improvements to the entire portion of Walbert Avenue east of Cedar Crest Boulevard, signal work at Walbert Avenue/Cedar Crest Boulevard and at Walbert Avenue/Office Center Road, improvements to the east side of Cedar Crest Boulevard approximately 500 feet north and south of Walbert Avenue. He noted that PennDOT is requiring one Highway Occupancy Permit for the entire project and that all of the work related to the HOP is to

be secured prior to work commencing. He stated that the value of the work will be approximately \$12 million. He reviewed the remaining phases of traffic improvements: Phase 2 will include Walbert Avenue west of Cedar Crest Boulevard; Phase 3 will include Cedar Crest Boulevard north of Walbert Avenue, including the Huckleberry Road intersection; and Phase 4 will include Cedar Crest Boulevard south of Walbert Avenue.

Mr. Wilson inquired as to the timeline for the future Phasing Plans.

Engineer Engelhardt stated that Phase 1 includes the land below the steep slope of the ridgeline. He stated that the Sewage Facilities Planning Module is limited to Phase 1 and includes the Commercial Village and the Apartments. He stated that the developer is projecting a 10-year build-out with construction continuing throughout the process. He noted that Final Plan Phase 1B is anticipated to be submitted soon.

Mr. Leuthe inquired as to whether Walbert Avenue west of Cedar Crest is to be widened to the north.

Traffic Engineer Hoffman stated that it is.

Mr. Steve Ridgeway of 3544 Shiloh Court stated that he is the President of the Country Crossing Homeowners' Association and requested clarification on the proposed right-out onto Walbert Avenue from Yellowstone Road. He inquired as to when the prohibition on left-hand turns is to be instituted.

Traffic Engineer Hoffman stated that the prohibition will be instituted when the improvements to Walbert Avenue west of Cedar Crest Boulevard are complete.

Mr. Ridgeway stated that a representative of Kingston Associates, the land acquisition firm working with Kay Builders, told him that he needs to sign off on the prohibition now.

Traffic Engineer Hoffman opined that the issue is related to an easement required at the Yellowstone Road/ Walbert Avenue intersection.

Mr. Ridgeway agreed but inquired whether the modification to the intersection is scheduled for the immediate future or during a future phase.

Traffic Engineer Hoffman stated that the modification to the intersection is scheduled for the next phase of traffic improvements.

Mr. Ridgeway stated that the easement documents seem to indicate that the modifications are to be done sooner rather than later.

Mr. Wilson noted that all of the Final Plan phases are to go through the land development review process.

Mr. Adams agreed and reviewed the process.

Mrs. Kelly inquired as to the improvements proposed in Final Plan Phase 1A.

Mr. Adams stated that Final Plan Phase 1A proposes one 30,000 square-foot medical office; the construction of approximately 265 linear feet of Road F and the north side of the Walbert Avenue/Office Center Road intersection; the construction of

approximately 240 linear feet of Road G and the driveway onto Walbert Avenue; the construction of the entire commercial village “Main Street”; right-of-way improvements along the entire northern frontage of Walbert Avenue east of Cedar Crest Boulevard and along approximately 515 linear feet of the eastern frontage of Cedar Crest Boulevard north of Walbert Avenue; and associated stormwater management facilities.

Ms. Shawn Hubler of 1115 North 30th Street inquired as to why another medical office building is being planned when there are plenty nearby. She noted the stormwater issues at the northeast corner of Cedar Crest Boulevard and Walbert Avenue. She stated her concerns with construction activity, air quality issues and the length of time that the construction activity is scheduled to go on. She stated her preference for open space preservation. She stated her concerns with the number of waivers and deferrals for granted for the project. She stated that the project is too intense for the site.

Mr. Steve Benton of 1407 Springhouse Road questioned the accuracy and the age of the traffic studies.

Mr. Jeffrey Epstein, owner of 3900 Hamilton Boulevard, inquired as to the lack of convenient parking for the medical office patients. He inquired as to whether there are restaurants proposed.

Engineer Engelhardt stated that the parking for the medical office building is what is required under the Zoning Ordinance and the building is set back fifty feet from Walbert Avenue.

Mr. Epstein stated his concerns for additional traffic along Walbert Avenue and Cedar Crest Boulevard.

With no more comments, Attorney Preston ended the presentation and stated that he would grant the waiver from the time limitation to review the plan.

Mrs. Kelly made a motion to take the plan under advisement to afford the developer the time necessary to address the reviewing agencies’ comments.

Mr. Hite seconded, and the motion passed unanimously, 6-0.

AGENDA ITEM #4 – TRANSPORTATION INFRASTRUCTURE UPDATE

Mr. Tallarida reported no new updates.

AGENDA ITEM #5 – PLANNING COMMISSION ANNUAL REPORT

Mr. Adams reviewed the Draft 2021 Planning Commission Annual Report. He requested that the Planning Commission consider their 2022 Goals.

The Planning Commission suggested the adoption of the Comprehensive Plan, the start of the Official Map Update, the start of the Zoning Ordinance Update, and the continual update of the Sidewalk Inventory.

Director Manhardt stated that Community Development Intern Robert Emmanuel has updated the Inventory. He stated that he is now considering the best method for making the information public. He stated that he is considering releasing the Inventory to the Planning Commission as a GIS App first and then getting feedback. He stated that it could be similar to the Zoning Portal on the Township website and would have its own link.

Mr. Hite suggested that the app be tested first.

Mr. Wilson inquired as to the status of the call-in of the sidewalk deferrals at Broadway and Cetronia and along Crackersport.

Director Manhardt stated that letters have been sent to the businesses at Broadway and Cetronia and that responses have been received from PJ Whelihan's, St. Luke's and KRE II. He stated that he intended to have the Board of Commissioners approve the calling-in of the deferrals along Crackersport Road. He noted that there currently is no set procedure for calling in deferrals and that staff is working to establish the procedure to bring before the Board of Commissioners for their approval.

Mr. Hite suggested that whenever traffic counts are requested, pedestrian counts should also be requested.

Mr. Tallarida stated that the Township Engineer currently makes that request. He stated that he would check with PennDOT to see if they do the same.

Mr. Hite reported seeing more pedestrian traffic along Crackersport Road recently.

Chairman MacNair inquired as to how Community Outreach could be improved.

Mr. Hite suggested putting the PA MPC on the Township website.

Mr. Leuthe suggested linking to the PA MPC.

Director Manhardt opined that linking PA DCED's series of Planning Documents would also be useful, as they tend to be more user-friendly.

Chairman MacNair suggested adding Community Outreach as a 2022 Goal.

Mr. Hite made a motion that staff add the 2022 Goals to the Annual Report and return it to the Planning Commission in February for final approval.

Mrs. Kelly seconded, and the motion passed unanimously, 6-0.

AGENDA ITEM #6 – COMPREHENSIVE PLAN UPDATE

Director Manhardt stated that the next Comprehensive Plan Workshop would cover the Comp Plan Goals and Objectives. He stated that the Planning Commission would be reviewing and ranking the 2019 Guiding Principles, the Zoning Purposes and the 2009 Comp Plan Goals and Objectives. He stated that there was more background in the Working Document. He reviewed the online polling app. He stated that the

Planning Commission will rank the Goals and Objectives, staff will synthesize a clean list, the Planning Commission will add any missing goals, staff will separate goals from implementable actions and create a matrix showing the ranked Goals and the associated Implementation Actions.

AGENDA ITEM #7 – COURTESY OF THE FLOOR

Gregg Adams noted that AllAboutTacos LLC will be before the Planning Commission at their February 17th meeting. He noted that the Comprehensive Plan Workshop meeting is scheduled for Tuesday February 8th at 7:00 p.m.

AGENDA ITEM #8 – ADJOURNMENT

Chairman MacNair requested a motion to adjourn at 9:10 p.m. Mrs. Kelly made the motion. Mr. Hite seconded the motion and it passed unanimously, 6-0.

ADOPTED THIS DATE: February 17, 2020

ATTEST:

Secretary

Chairman