

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 8, 2017 – 6:30 PM**

WORK SESSION

Township Manager Jamie Gwynn opened the meeting stating that a work session meeting is for the purpose of an informal walk-thru and review of the agenda items.

Codification of Ordinances – Solicitor Andrew Bellwoar explained that currently the New Hanover Township Zoning and Subdivision/Land Development are not codified and that Penns Valley is currently preparing a codified code which will incorporate ordinance amendments into the text of the currently adopted codified ordinances and will address all cross references within the code. Adam Supplee is currently checking for accuracy and will provide a list of changes to be included in the codification. The process for adoption of the code will include a copy provided to Montgomery County Planning Commission, advertising and allowing for a window of time for review followed by a recommendation of the Planning Commission for adoption by the Board of Supervisors. The Code will identify how meetings are conducted and will provide procedures for plan submission and an updated fee schedule.

Planning Commission Procedures being established include providing Planning Commission members with meeting information one week in advance of meeting and submission of agenda items to be provided to the Township Manager two weeks prior to meeting time. Susan Smith commented that she would like to encourage public comment/input for agenda items to be permitted following discussion of that item by the Planning Commission. Adam Supplee suggested that the Planning Commission may want to take a pro-active approach and discuss issues which may be expected to present itself at some time in the future.

REGULAR MEETING

The New Hanover Township Planning Commission held its regular monthly meeting on February 8, 2017 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. The meeting was called to order at 7:05 pm and opened with a Salute to the Flag.

ROLL CALL - Present – Susan Smith
Kurt Zebrowski
Michael Millman
Boone Flint
Linda Swagzdis

Also present were Township Manager Jamie Gwynn, Andrew Bellwoar, Esq., Planner Adam Supplee, Engineer Josh Hagadorn, Traffic Engineer Sandy Koza and Eileen Pogany.

Susan Smith called the meeting to order at 7:05 PM and led in a pledge of allegiance to the Flag. Mrs. Smith asked that everyone sign the sign-in sheet located in the rear of the room and announced that a notebook containing meeting procedures is also located to the rear of the room, public comment related to agenda items will be provided prior to announcing a decision, and that public comment will be accepted after business items have been addressed to discuss non-agenda items.

UPCOMING MEETING ANNOUNCED

February 14 – Environmental Advisory Board
February 15 – Sewer Authority
February 20 – Open Space Committee
February 27 – Board of Supervisors
March 1 – Recreation Committee
March 2 – Zoning Hearing Board
March 8 – Planning Commission

PRESENTATIONS

Trotter's Gait #709 Sketch Plan and the Patterson Tract – Attorneys Michael Clement and Joseph Clement were present representing their client, Mikelen, and the projects located along Dotterer Road. Mr. Clement thanked the Planning Commission for the opportunity to discuss their proposal and stated that they had previously met with township staff to discuss their tentative plans. Developer intent is to improve on the preliminarily approved plans which approvals are protected under the permit extension act. Preliminary plan approval for Trotter's Gait proposed a 54 townhome development, the new proposal is designed for 29 single homes; the Patterson Tract is proposed to contain 1 less home. He stated that there is a complex underground stormwater facility on the Trotter's Gait plan to provide for improved absorption of water into the ground. Developer is proposing an eight foot wide macadam all-purpose trail to connect to the existing railway system and are asking for a waiver of road widening and curbing along Dotterer Road. Developer stated that they do not wish to disturb the section of Dotterer Road which had been recently been improved, that sewer lines along that section of roadway are 23' deep and that sewer service can be provided via gravity flow to collection lines at the Hanover Woods development. They stated that the stormwater basin in Windlestrae development had been sized to accommodate the Trotters Gait development and that an easement had been secured. There was discussion regarding allowing sewer conveyance lines to be installed in the required buffer area and if permitted, the best location for the sewer lines and buffer plantings. Project does not meet the 35% open space requirement and it was mentioned that the developer may be permitted to pay a fee in lieu of for the amount of area needed to meet the requirement. Cul-de-sac may need to be installed for the Trotter's Gait street having one entrance/exit onto Dotterer Road. Susan Smith stated that she doesn't think that a buffer between the two developments is needed since the developments are being developed simultaneously. It was noted that it is preferable for the sewer for Lots 1 and 2 of the Patterson Tract be directed to the front of the homes along Dotterer Road in order to provide gravity flow into the sewer lines which would need to be

tunneled under the macadam path. Mrs. Smith also suggested that homes could be situated closer to the street which would provide a larger rear yard. Sandy Koza stated that each home requires two parking spaces and that parking could be permitted along one side of Dotterer Road. Ms. Koza also questioned the crosswalk across Dotterer Road and stated that lighting would be required if the crosswalk is installed; lamp posts will be provided for each individual home. Susan Smith stated that she sees “big” changes from the previously approved preliminary plan and thinks waiver requests granted previously need to be evaluated. Applicant agreed to provide engineered plans and updated waiver request letters which could possibly reviewed as preliminary/final plans. Josh Hagadorn stated that an application for NPDES permit needs to be submitted for the Patterson tract.

PUBLIC COMMENT

Celeste Bish of 2504 Finn Road thanked the members for speaking clearly enabling the public to hear clearly.

ADJOURNMENT

Michael Millman **moved** to adjourn at 8:30 PM and the meeting was declared adjourned.

Michael Millman, Secretary