

Mt. Pleasant Township Meeting of the Planning Commission

5/5/08

The regular meeting of the Mt. Pleasant Township Planning Commission was called to order by Brian Temple at 7:00 PM on May 5, 2008, in the municipal building located at 31 McCarrell Road in the village of Hickory.

Those present at the meeting were Chairman Brian Temple and members Larry Chome, Cathy Obenour, and John Bedillion.

Old Business:

Larry Chome moved to accept the minutes from April 7 2008 meeting, John Bedillion seconded the motion. Motioned passed.

New Business:

1. Lorena Brigish Subdivision – Application for 2 lot subdivision on Route 519.

Larry Chome motioned to recommend the Board of Supervisors to approve the Lorena Brigish Subdivision contingent upon the few minor comments from HMT being addressed prior to action by the Supervisors. John Bedillion seconded the motion. Motioned passed 3-0. It is noted for the record that Cathy Obenour abstained.

2. Bell Smith Subdivision – Application for 2 lot re-subdivision plan (lot line change) located off of Herriot Lane.

Larry Chome motioned to recommend the Board of Supervisors to approve the Bell Smith Subdivision contingent upon the review from Washington County being completed prior to action by the Supervisors. John Bedillion seconded the motion. Motioned passed 4-0.

3. Cherry Valley Lakeview Estates – Application for final approval of Phase 4 of the previously approved tentative PRD plan.

Mr. Mario Panucci and Mr. Peter Seirsdale of Alex E. Paris Contracting Company Inc. / Cross Creek Builders, LLC. And Mr. Chalmer McCombs of HMT & Associates, Inc. gave a presentation to the Board on their final plans for Phase 4. The applicant is proposing 26 lots for Carriage Homes (It is noted for the record that this will be for 52 units and once the foundations are poured each lot will be re-subdivided into 2 lots). It was stated that the change from single family detached to single family attached products is based on market analysis done and in the feasibility to develop the property. They are

proposing to continue using the single family setback requirements and each unit will range from 1,700 – 2,500 square foot although there is not a price range set yet.

Larry Chome read a letter he had written to Mr. Johnson, Township Solicitor on April 29, 2008 regarding the matter and to date had not received any answers. Brian Temple read Section 711 of the Pennsylvania Municipalities Planning Code dealing with final approval of a Planned Residential Development, which states “In the event the development plan as submitted contains variations from the development plan given tentative approval, the approving body may refuse to grant final approval and shall, within 45 days from the date of the regular meeting of the governing body or the planning agency, whichever first reviews the application, next following the date the application is filed, so advise the landowner in writing of said refusal, setting forth in said notice the reasons why one or more of said variations are not in the public interest. Provided, however, that should the next regular meeting occur more than 30 days following the filing of the application, the 45-day period shall be measured from the 30th day following the day the application has been filed. In the event of such refusal, the landowner may either: (1) refile his application for final approval without the variations objected; or (2) file a written request with the approving body that it hold a public hearing on his application for final approval.

Mrs. Linda Carnevali and Mr. Steve Henry and 3 other residents of Cherry Valley Lakeview Estates were present to voice their concern over the developer wishing to change Phase 4 from Single Family Dwelling to Carriage Homes (Duplexes). They stated that this will decrease their property value because it will be located directly in the middle of two single family phases and that they built there because it was told to them is was going to be single family only in phase 4 and 5.

Mr. Panucci stated that there was nothing in any Home Owners Association or other documents that stated only single family could be built, and any representation of that would have been from Ryan Homes at the time.

Mr. Temple stated that as far as the Board should be concerned is that on the approved tentative PRD plan it shows based on density that the intent of Phase 4 was solely single family detached homes, so we are not going to get into a “he said she said” situation.

After a lengthy discussion Mr. Temple asked the Board if they were any motions. Mr. Chome and Mr. Bedillion both proposed a motion.

After further discussion Mr. John Bedillion made a motion to the Board of Supervisors recommending refusing the granting of final approval of Phase 4 of Cherry Valley Lakeview Estates, based upon development variations from the approved tentative PRD plan, subject to review of the matter by the Solicitor for the Board of Supervisors and in the event of such refusal, the Board of Supervisors properly notifying the landowner they may either: (1) refile his application for final approval without the variations objected; or (2) file a written request with the approving body that it hold a public hearing on their application for final approval. Larry Chome seconded the motion. Motioned passed 3-0. It is noted for the record that Brian Temple abstained.

Comments:

Mr. Larry Chome stated the Supervisors have created a committee to address concerns over the random discharge of firearms within the township. The committee members are: Larry Chome – Chairman, Brian Temple, Lou McQuillian, Shane Maga, and Brian Smith. This committee is advisory only and should report their findings, discoveries, and recommendations to the Planning Commission and the BOS. A public meeting to gather comments will be held on June 16, 2008 at 7:00 PM at the Mt. Pleasant Township Fire Hall.

Adjournment:

John Bedillion moved to adjourn the meeting. Brian Temple seconded the motion. Motioned passed. Meeting adjourned at 9:05 PM.

Respectfully submitted,

Brian Temple