

Allen Township Planning Commission

Monday, February 21, 2011

Present: Louis Tepes Jr., William Holmes, Eugene Clater, B. Lincoln Treadwell, Jr., Esq., Brien Kocher PE

Tardy: Alfred Pierce (7:55 PM)

Absent: David Irons

High Meadow Estates: Mr. Andrew Bennett, Panoni Associates Inc., and Mr. Greg Harris, of Omega Homes, presented the overall phasing plan. Mr. Kocher indicated that the culdesac requirements would be reviewed in the field by the design engineer and the Township's Public Works Director. Mr. Holmes indicated that the Township is very interested in a sustainable community park and landscaping standards. Mr. Holmes indicated the Township will be able to compile standards which are in line with these concepts. Mr. Holmes noted that Mr. Tom Dugan, DCNR Forester will be available at the meeting in March of the Planning Commission to provide guidance to the Township's efforts to further develop these types of standards and incorporate them into the Township's existing standards.

The Residences at Willow Ridge – Revised Plan: Mr. Roger Wilcox and David Tettermer, PE Keystone Consulting Engineers, were present to discuss Hanover Engineering Associates letter of review dated February 18, 2011;

ZONING

Article VIII, Section 802:

Article VIII, Section 804.3.e:

Article XIV, Section 1402:

Article XIV, Section 1406: Mr. Kocher indicated that the buffer yards

Article XIV< Section 1410: Mr. Wilcox indicated this section has been addressed.

Article XIV, Section 1414: Mr. Wilcox indicated that black aluminum has been proposed.

SUBDIVISION AND LAND DEVELOPMENT

Section 3.11 will comply

Section 3.12 will comply

Section 4.12.4 Will be paid

Section 4.22 Will comply

Section 4.23 Concrete monuments will be provided

Section 5.03.4.d: Will be provided.

GENERAL COMMENTS

The groundcover in the open space will be addressed next month once DCNR provides assistance.

Messrs. Wilcox and Tettermer requested a conditional recommendation subject to the Planning Commissions determination on the type of groundcover they wished to require. Mr. Clater asked that the open space areas be clearly identified on the plan. He felt the Commission should be very exacting regarding which areas will be subject to the natural sustainable planting types. A plan showing these areas specifically will be provided. Mr. Holmes requested information regarding the final disposition of the detention ponds.

Mr. Kocher indicated that both are to be converted to grass. Mr. Clater made a motion to recommend conditional approval subject to the compliance with the groundcover material and plantings to be determined by the Township and compliance with the details of the February 18, 2011 Hanover Engineering Associates letter of review.

A & A Trinkle's Limo Land Development: Mr. Larry Turoscy PE, was present on behalf of the land owner to discuss the owners wish to enclose the concrete pad (12'x36') and what would be required as a plan. There would be no excavation, other than footers and no new impervious cover. The height will be just enough to cover the existing doors. The lighting will be the same. Mr. Trinkle would conform with the building code process of the construction of the enclosure. Following some discussion, Mr. Clater voiced concern regarding historically where there are similar sites, documentation on the land use should be a requirement. Mr. Tepes felt that the land owner should look at installing dry wells or some sort of French Drain. Mr. Kocher felt this would not be allowed given the new anti pollution regulations. Mr. Holmes felt a plan should be presented that would further locate the septic system, the location of the well, distance between the well and septic. Mr. Trinkle was not sure if he would be willing to go forward with the enclosure project if too much would be involved regarding the plan requirements. Mr. Clater did not feel it would be as complicated as some of the other sites because it was in a pervious form already. Mr. Clater asked that the previous variance need to be completely reviewed as well as any other potential Zoning Ordinance requirements which the property owner may not be able to comply. Mr. Pierce arrived at the meeting. Mr. Clater made a motion to waive the land development planning provisions subject to the submission of the site plan to the Zoning Officer and Township that would sufficiently identify the existing features; seconded by Mr. Tepes. On the motion, by roll call vote, all supervisors present voted yes.