

Pequea Township Planning Commission

Minutes of 5/27/2020 Meeting

Call to Order: A meeting of the Pequea Township Planning Commission was held on May 27, 2020, and called to order by Bob Heckrote who led the Pledge of Allegiance. The meeting convened at 7:06 pm at the Township maintenance garage.

Members in attendance: Bob Heckrote, Neil Freidly, Frank Altdoerffer, Craig Patterson, Fred Witmer

Others in attendance: Mark Daimler, Township Engineer; Craig Smith, RGS; Randy Hess; Steve Gergely (the latter three by conference call); Rob Reidenbach

Previous Meeting's Minutes: Frank made a motion to accept the February 26 meeting minutes as written. Fred seconded; the motion passed with all in favor, none opposed.

New Business:

Penn Grant Commons: Rand Hess presented the plan to extend Penn Grant Commons southward to Penn Grant Road in two phases of apartments then townhouses. Access to Penn Grant Road will be emergency only due to sight distance concerns; entrance to the complex will be off West Willow Road. The Board raised a few questions about the plans: Bob noted that Mark's review letter contained many points that required addressing, and wanted to know that Mark was ok with the developer's plan. The developer said that the revisions Mark requested were very minor and that he was ok with Mark's comments. Mark responded that it was a good plan and that the waivers requested were standard waivers. Mark also mentioned that in lieu of improvements to Penn Grant Road, which are now not necessary, he requested that the developer do some stormwater management along the road. Frank raised a concern about increased traffic. Mark noted that a traffic study was done that showed an impact on Route 272 southbound traffic, so the timing of the traffic signal at Penn Grant Road will be altered. Fred asked if the waivers to road construction within the complex would pose any future risk to the township. Mark advised no; the township is never required to take dedication of streets. Frank asked about the capability of a single access road to handle all in/outbound traffic; Mark advised that the Township has no requirements in this regard. Rob asked about provisions for a turning lane for eastbound traffic on Penn Grant Road. Mark said that the developer cannot be held liable for more than the percentage of impact due to his project, which in this case will be very low. Frank asked if the emergency access will have provision to prevent its use as a regular street; the answer was "yes". Neil asked if all of the stormwater management was above ground; the answer was "yes".

Bob made a motion to recommend approval of the Preliminary Plan and the Stormwater Plan based on the 5/18/20 response letter from Mark, given that the developer meet all stipulations of that letter. Frank seconded; the motion passed with all in favor, none opposed.

5 Lark Lane: This was a stormwater management plan for a single family dwelling to be constructed at this address. The plan has obtained LCCD approval and Mark saw no technical issues with it. Mark asked Steve to confirm that he did not have any issues addressing the points in his 5/14/2020 response letter, and Steve claimed that was correct.

Bob made a motion to recommend approval based on the developer meeting all comment's in Mark's 5/22/2020 letter (same as letter dated 5/14). Neil seconded; the motion passed with all in favor, none opposed.

153 Smithville Road: Since this project involves land mostly contained within Providence Township, Steve has asked that processing be done by them. Mark advised that to be the sensible approach. Fred made a motion to approve the request. Frank seconded; the motion passed with all in favor, none opposed.

Adjournment: Neil made a motion for adjournment at 7:45 and Bob seconded; the motion passed with all in favor, none opposed.