

Chester Heights Planning Commission

January 28, 2016

Meeting Minutes

The meeting convened at 7:00pm in the Borough Office with the following Commission members in attendance:

Mr. Chris Leiser
Mr. John Lesky
Mr. Mark Carroll
Mr. Drew Baum
Ms. Melinda Kerry
Mr. Thayer Schroeder
Ms. Ellen Fox

Attendees:

Westrum Development Company
Sam Carlo-Vice President Westrum Development Co
Patrick Foley, PE-Pennoni Associates, Inc
Donald Petrosa, Esquire

1) Meeting Agenda

Election of Officers

2) Discussion Summary-Attachment

Westrum Development –Arbour Square

47 exterior spaces discussions/85 required-compliant

Right away line distance

General comments-pg 2-4-Easements-

Question-Where are they with getting approvals on easements?

Drainage? 25 wide permanent and 10 ft temporary

Retaining wall-west-easement that is onto WAWA lands?

Q-Will emergency road be able to have access during work?

A-most would be on west side but there could be some closure est 1-day.

Q-Retaining wall?

A-22 Feet

Q-are all negotiations with Capelli?

A-#1 page 2 being addressed.

Q-How will all be dressed up?

A-Concrete at this time.

C-Suggestion-stamped pattern on concrete wall.

Q-distance to wall to road?

A-Setback equal to approx. 50 ft.

Q-Can we get any elevation views?

A-Committee requisitioning a few different views. Elevation and direct.

Q-Can we get some vegetation with some height?

A-they can take a look at that.

#17-PennDOT Permit application. As long as no objective on Curb from PennDOT curb will be added.

#31-Bradford Engineering is reviewing sewage pumps.

#35-Permit discussions-letter from conservation agency will be forwarded through Don

Pg7-#4 overlap easements have been resolved.

BACK-

Pg6-D-Q-The patio issue-with dumpsters

A-Dumpsters have been relocated to make up a little easier access for the trucks.

Pg8-#8 Retaining wall-

Pg9-#13-Buffering scheme presented-

Q-what if upgrades are needed for system with Concord sewage system?

A-The developer will take care if necessary; so far discussions do not lead to any additions.

Pg9-#13B-The garage door has been moved to eliminate people standing in access aisle.

Motion by Baum-

For preliminary plan approval with Matt's comments from January 21st, 2016 letter and below notes on Page #11 A-B-C-D, West wall consideration, historical presentation considered, Fire Marshall Comments and with continued discussion on Burman size

Motion-Second by Thayer.

7-0 Approved

The meeting adjourned at 8:33pm,

Prepared by Ellen Fox