

Chester Heights Planning Commission

October 25th 2018

Meeting Minutes

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

Mr. Chris Leiser
Mr. John Lesky
Mr. Mark Carroll
Mr. Thayer Schroeder
Mrs. Melinda Kerry

Guests

Mr Matt Houtmann – Borough Engineer
Mrs. Susan Clark- Borough Councilwoman

1) Meeting Agenda and Discussion Summary

S.B. Conrad plan for 31 Smithbridge Road

Plan had previously been submitted in 2007 and approved in 2008. Due to validity/implementation limitations the plan needed to be submitted and reviewed again.

Review letter of Borough Engineer Matt Houtmann dated October 20, 2018 was reviewed line item by line item. In general, the previously approved plan has changed very little. Most of the comments dealt with detailed Engineering concerns and updating to current standards.

Highlighted areas.

- The Planning Commission would like to show sidewalks running along the Smithbridge Road frontage. The PC does not want to stipulate that the sidewalks need to be installed now but rather the Borough could require their installation if adjoining properties in the B business zone changed ownership/use.
- Access road to the adjoining Conrad property be assessed by the Chester Heights Fire Marshall.
- The Planning Commission would like to see some renderings/elevation views of the proposed building.
- The use of white pines for screening is discouraged and Leyland cypress' suggested instead. Additional landscaping around the building is required.
- The trash dumpster location should be shown on the plan.

- The Applicant needs to address possible signage/lighting at the property.

Other Activities:

- a. The Borough has been invited to purchase the Strine property at the corner of Darlington Road and Baltimore Pike. It is an 11 plus acre plot. The Natural Lands Trust has offered to help in getting grants that could greatly reduce the cost to the Borough. Discussion among the PC debated the value of the property, how it would be used by the Borough and other aspects of a possible purchase. It was determined that until an accurate appraisal of the property's value is received all discussion points are moot.
- b. Motion to approve the Minutes from the September 2018 meeting was made and seconded. Minutes were unanimously approved.
- c. Motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:20 PM.

Prepared by Chris Leiser