

# Chester Heights Planning Commission

February 28th 2019

## 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. Thayer Schroeder  
Mrs. Melinda Kerry  
Mr. Mark Carroll

### Guests

#### Wawa

Mr. Gus Houtmann  
Ms. Michelle Walsh  
Mr. Fintan McHugh

#### S. B. Conrad

Mr. Steve Conrad  
Mr. Chuck Dobson, P.E.  
Mr. Scott Zwizanski

Mr. Matt Houtmann – Borough Engineer

### 1) Meeting Agenda and Discussion Summary

Wawa Red Roof – Blossom Hill tent site.

Plan is to add a pad system near the Blossom Hill house where a tent can be erected as needed to hold corporate events.

Reviewed with the applicant the review letter dated 2/28/19 from Mike Ciocco of Catania Engineering Associates (Borough Alternate Engineer).

Six Zoning related issues were addressed. Most require simple clarifications/tweaks to the plan. Item #3 will be addressed by stipulating on the plan that the area will be for Wawa use only. Discussion was held over the location of the sidewalk. The Planning Commission felt it might be better suited on the south side vs. the north. Item #4 – the number of loading spaces needs to be verified.

Two waivers are being requested. Item #8, the grade waiver require Fire Marshall input.

Eight Sub-division and Land Development issued were addresses. Item #9 may result in another waiver request. Item #11, a note must be added to the plan stating that the existing residence will have no commercial purpose. Item #15 requires Fire Marshall input.

Seven General Comments were addressed. Item#18 requires a Reverse Subdivision to be done to merge the various parcels affected by this plan.

Two Stormwater Management issues were addressed. Item #24 requires a face to face meeting between Wawa Engineers and the Alternate Borough Engineer. Item #25, we want basin fencing to be consistent with the fencing used on other parts to the Red Roof campus.

The Applicant and Planning Commission were in agreement on a path forward and all felt the clean-ups/revisions needed could be accomplished in time for the March Planning Commission meeting

#### S.B. Conrad plan for Old Quarry Knoll (off of Smithbridge Road)

An eight lot subdivision had been approved and recorded 23 years ago. This project is now going forward. Due to time that has elapsed the Planning Commission thought it would be prudent have the plan reviewed especially as it related to current stormwater management standards.

Some key areas of discussion:

Water supply to the lots will come through the Chester Heights Park.

All stormwater management will be handles underground.

An HOA will be needed for maintaining the stormwater management system(s)

The Planning Commission would like a small concrete off the main access road for children waiting for school buses.

The Planning Commission would like a light at/near the entrance preferably on the closest utility pole.

The note needs to be added noting stay-out zones where back-up septic systems are planned/provisioned for.

Per the recorded Plan, the portion of the access road in Chester Heights is to be dedicated to the Borough. The Planning Commission wants to make sure the entire road (some of which is in Concord Township) is accounted for.

#### **Other Activities:**

- a. Motion to approve the Minutes from the January 2019 meeting was made and seconded. Minutes were unanimously approved.
- b. Motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:40 PM.

Prepared by Chris Leiser