

Chester Heights Planning Commission

March 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. Dave Clarke
Mrs. Melinda Kerry
Mr. Mark Carroll

Guests

Wawa

Mr. Gus Houtmann
Mr. Joe Damico, Jr.
Mr. Dave Harris

General

Mr. John Sidorsky

Mr. Mike Ciocco – Alternate Borough Engineer

1) Meeting Agenda and Discussion Summary

Wawa Red Roof – Blossom Hill tent site and Reverse Sub-division.

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 3/28/19 from Mike Ciocco of Catania Engineering Associates (Borough Alternate Engineer).

Since our last meeting there have been some changes to the plan. The most impactful from a planning perspective are that 5 adjoining lots (all owned by Wawa) are being reverse sub-divided into one 69.6 lot. The other is the fact that the Blossom Hill home will now be used for commercial use (conference rooms). This necessitated some additional parking spaces that are now reflected on the plan. In addition a provisional area of 24 additional parking spots is denoted on the plan.

The review letter of the Alternate Borough Engineer was reviewed point by point and none caused concern to the Planning Commission, the Borough Engineer or the applicant. All points will be complied with. As such a motion was made and seconded to Conditionally Approve the plan with the caveat that resolution of all the review letter points will be incorporated into the plan before it is acted on by Borough Council. The motion was approved unanimously.

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

Mr John Sikorsky of 77 Smithbridge Road addressed the Commission about concerns he had as a neighbor to the proposed Old Quarry Knoll subdivision. The Commission told Mr. Sidorsky that the plan was an approved and recorded plan that was only before the Commission as it related to updated stormwater management regulations. We did however express our desire to foster good neighborly relations. In that we related a previous conversation the Commission had with Mr. Conrad about potential buffering on/near Mr. Sidorsky's property that would minimize the impact of car headlights, etc. We encouraged Mr. Sidorsky to contact Mr. Conrad directly and work out a plan to address his concerns. As of the date these minute are written (4/24/19) we believe these discussions have occurred with mutual satisfaction.

Other Activities:

- a. Motion to approve the Minutes from the February 2019 meeting was made and seconded. Minutes were unanimously approved.

- b. Motion to adjourn the meeting was made and seconded. The meeting adjourned at 7:55 PM.

Prepared by Chris Leiser