

Chester Heights Planning Commission

September 26, 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
Mr. Mark Carrol
Mr. Dave Clarke
Mr. Greg Homan

Guests

Rosehill Developers L.P.

Mr. Mike Ciocco
Mr. Ray Iacobucci
Mr. Bill Messic

Mr. Matt Houtmann – Borough Engineer

Councilperson Miss Ginamarie Ellis

Councilperson Mrs. Susan Clarke

Numerous Borough residents were also in attendance.

1) Meeting Agenda and Discussion Summary

Rosehill Development on Llewellyn Road

- 33 lot subdivision originally designed and approved in 2015. Approval is good through 2020. Some changes to that plan are being made and as such the Planning Commission felt an updated review was warranted. Key changes include:
 - The town/carriage homes were originally a mix of 2 and 3 story building clusters. Now all units/building are 2 stories.
 - A much more straightforward secondary/emergency access route is now being proposed.
 - The sewage system for the development was originally handled by a gravity flow to a pump station. Design stipulations placed on the developer by the sewer authority (Southwest Delco) drove the pump station size, location and required back-ups to be esthetically unappealing and cost prohibitive. The new proposed system involves grinder pumps at each unit thereby eliminating the need for a pump station.
 - The developer is offering to extend the sewer line to the end of the property along Llewellyn Rd.
 - Residents along Lenni Rd could tie into the sewer line.
 - The new low-pressure system works better and is easier to extend/tie into.
 - Some basic cost figures were presented that show that the grinder pump based system is less expensive to tie into if future expansion is planned along Llewellyn Rd.

- A thorough review letter written by Borough Engineer Matt Houtman dated September 25, 2019 was reviewed in detail. Key points included:
 - The access road will be private but must meet Borough standards.
 - Fire Marshall review and approval of the road and emergency access is needed.
 - The Open Space at the corner of Llewellyn and Lenni Roads is being offered for dedication to the Borough. It is the opinion of the Planning Commission that this is not a value to the Borough.
 - The Open Space will include a mulched walking path.
 - The emergency access road (pavers) will be controlled via breakaway bollards.
 - Buffering along the bordering properties is needed. Currently there is a lot of dead trees in these areas. The developers will clean out dead vegetation without disturbing good trees.

- At the conclusion of the review, it was determined that the developer needed to clean up the existing plans, incorporating all the agreed upon inputs and resubmit them for further review.

Other Activities:

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

- Motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:35 PM.

Prepared by Chris Leiser