

# **Chester Heights Planning Commission**

## **October 28, 2021**

### **Meeting Minutes**

The meeting convened at 7:00pm in the Valley Brook clubhouse with the following Commission members in attendance:

Mr. Chris Leiser  
Mr. John Lesky  
Mr. Thayer Schroeder  
Mr. Mark Carroll  
Ms. Melinda Kerry  
Mr. David Clarke  
Mr. Gregg Holman

The meeting was held at the Village of Valley brook community center due to COVID related social distancing limitations at the Chester Heights Borough Office/Firehouse.

#### **1) Meeting Agenda and Discussion Summary**

- Proposed medical building.

#### **Proposed Medical Building on the ICR site in the Darling Square complex**

Guests

Mr. Joe Damico  
Mr. Matt Houtmann  
Mr. Mike Ciocco

The main focus on the development of the property, at this stage, is the finalization of the sidewalk plan connecting the proposed building with the rest of the Darlington Square complex. The applicant detailed out two potential routes after on-site consultation with several Commission member (Mr. Leiser and Mr. Lesky). These came to be known as the RED and GREEN plans. During this Planning Commission meeting, the pros and cons of each route were discussed in great detail. It was agreed upon that the Commission would meet with the applicant's Engineer (Mr. Houtmann) at the site on November 1<sup>st</sup> to give us a better feel on the proposed Red and Green plans and make a final decision thereafter.

Nov 1, 2021

After walking the site and reviewing the Red and Green plans, it was determined to go with the Red plan. The Planning Commission gave the applicant specific direction, and that direction was to make its way onto the final plans for the November Planning Commission meeting (11/18/21).

On 11/9/21, Matt Houtmann sent me an Option C plan. It involved installing the sidewalk immediately inside of the curb in front of the bank building. The parking spaces would be re-striped for 18 ft depth rather than 20' depth. The Borough Code does allow for 1/3 of the parking spaces to be compact with no limitation on depth of stall. With this option we wouldn't have to worry about all the trees and vegetation in the island parallel with Baltimore Pike in front of the bank. The rest of the route is as we discussed at the Site Meeting (Red plan).

This plan was emailed to all Planning Commission members within the next day, and it was agreed that this Option C plan was a good compromise solution.

The Commission would also like the applicant to contact SEPTA with the goal of relocating the existing bus stop from the corner of Baltimore Pike and Stoneybank Road to somewhere in front of the Darlington Square complex. We feel this better serves that complex (and the new medical building) and would be a safer location all around.

### **Sewer Abandonment Ordinance**

The Commission reviewed the wording of the Sewer Abandonment Ordinance. In general, the Commission was in agreement with the Ordinance. There were a few wording tweaks we thought were appropriate. These editing comments will be forwarded to Borough Council

### **Steep Slope Ordinance**

The Commission was asked if we had a Steep Slope Ordinance in Chester Heights. We do not. It was recommended that the Borough come up with one to further protect existing open space from being detrimentally developed.

### **Other Activities:**

- Meeting minutes from the August meeting were motioned on, seconded and approved.
- Motion to adjourn the meeting was made and seconded. The meeting adjourned at 8:15 PM.

Prepared by Chris Leiser