

AGENDA ITEMS

- 115 Wentworth Drive - Subdivision

MONTGOMERY TOWNSHIP PLANNING COMMISSION

October 20, 2016

The October 20, 2016, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Michael Lyon, Leon McGuire, James Rall, Ellen Reynolds, and Andrew Terreri. Commissioner Steven Krumenacker was absent. Also present was Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of August 18, 2016, were approved as submitted.

There were no public comments.

115 Wentworth Drive - Subdivision

The first item on the agenda was a discussion of the subdivision plan for 115 Wentworth Drive. Jim Fagan, owner, and Jeff Wert, engineer, were present for this discussion. Mr. Wert explained that this plan was to subdivide the existing lot into five lots. The existing single family house will be retained on Lot #5. He further explained that no building or improvements are proposed at this time. Mr. Fagan's children will be interested in developing the lots in the future. Mr. Wert proposed that any actual improvements on these lots be deferred until such time as each lot was submitted for a building permit. Notes could be added to the plans to provide for any requirements. Chairman Glickman suggested that the Planning Commission recommend to the Board of Supervisors that the Subdivision plan be approved subject to all of the comments of the Township's consultants. He stated that this plan was rather unusual in that it was for a subdivision only. He further stated that in recent years this did not usually occur this way. He did not feel that any recommendations could be made regarding the waivers at this time. However, he did not wish to hold up the process. Mr. Glickman asked that all of the notes regarding improvements to each lot be placed on the plans so that it would be known exactly what was required for each lot. Mr. Wert offered to draw up the notes that would apply to each lot. Mr. Shoupe stated that he would prepare a resolution for this plan addressing the improvements for each lot. As each lot was developed these requirements would need to be met. Some discussion occurred. Mr. McGuire asked what exactly would be required at the time each lot would be developed. He wondered if they would need to meet the then current regulations. Mr. Shoupe stated that they would not and that is why it would be imperative to state on the plans exactly what needs to be done at the time each lot is developed. Mr. Fagan explained that he would retain ownership of each lot until such time that the lots would be developed which is intended for his children not to be put up for sale. A motion was made by Mr. Lyon, seconded by Mr. Rall, to recommend to the Board of Supervisors that this plan be

approved, subject to satisfactory compliance with all comments of the Township's review agencies.
Motion carried unanimously.

Mrs. Reynolds presented a brief report of the Board of Supervisors meetings in September. She advised that Joe Walsh had resigned as a Supervisor due to his appointment as a Judge. Mr. Glickman presented a synopsis of the Board of Supervisors meeting in October. He stated that there was a waiver of the land development process for 109 Progress Drive for an addition to their parking lot. This was for the Impact Thrift warehouse.

This meeting was adjourned at 8:00 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary