

## Planning Commission Meeting Minutes – May 20, 2021

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**In attendance:** Jim Rall, Frank Davey, Rutuke Patel, Leon McGuire, Steve Kremenecker, and Tom Borghetti. Also in attendance; Candyce Chimera, Board Liaison; Rebecca Geiser, Twp Solicitor; Bruce Shoupe and Marianne McConnell.

**Call to Order:** 7:30pm

**Approval of Minutes:** On a motion made by Frank and seconded by Tom, the minutes from the April 2021 meeting were approved as submitted.

**Stump Road / Fahey Minor Subdivision LDS #708** – 276 Stump Road is a .98 acre parcel located within the R-2 Residential zoning district. There is an existing single family detached home, detached barn, detached garage, and inground swimming pool currently on the property with a shared private drive access off of Stump Rd. The applicant, Patricia Fahy, proposes to subdivide the existing lot into 2 lots. The existing barn, detached garage, and retaining wall will be demolished (lot 1). Mr. Wayne Kiefer of Showalter Associates presented the project to the Commission on behalf of the applicant. Mr. Keifer presented a written statement dated March 25, 2021 in response to the March 19, 2021 Gilmore & Associates review letter. The applicant stated that there is no intent to build on lot 2 at this time, just complete the subdivision process. The applicant requests the following five waivers from the Board of Supervisors; requirement to install sidewalks, driveway location for lot 2, provide landscape plan, landscaping including street trees, buffer trees, and on lot landscaping; and requirement to provide street lighting. The applicant believes that the required improvements did not need to be addressed at this time because it was a subdivision only and with no plans to build on the lot at this time. The Commission and the applicant was advised by Bruce Shoupe that all required improvements at time of construction and approved waivers will be stated in the resolution so that any future buyer of that lot is fully aware of all required improvements.

On a motion made by Tom Borghetti and seconded by Frank Davey, the Planning Commission recommends the Board of Supervisors approve the Minor Subdivision application as presented subject to compliance with the Township Staff recommendations and Consultant Review letters. All members were in favor.

**Krispy Kreme Donut Corp. / 1201-1281 Knapp Road LDS #715** – Postponed to June agenda.

**Stump Road / Antonucci Minor Subdivision LDS #715** – The subject property is located at 311 Stump Road. The majority of the property sits within the LI-Limited Industrial district and the remainder in the R-2 Residential district. The existing 1.3 acre parcel is improved with a single family detached home (currently under construction). The applicants, John and Judy Antonucci, propose to subdivide the current parcel into two lots. The existing shed and driveway will be removed from lot 1. The home under construction on lot 2 will remain. The applicants were granted relief from the Zoning Hearing Board to allow the residential use within the LI district and allow a reduction of the side yard setback for the stairs for the home on lot 2. Lot 1 is to be developed in the future.

Mr. George Hartman of Bohler Engineering presented the project to the Commission on behalf of the applicants. Four waiver are being requested from the Board of Supervisors; required curbing as it does not existing along Stump Road, required sidewalks, required street lights, and the requirement to note certain existing features within 400 feet of the lot on the plan.

On a motion made by Steve Kremenecker and seconded by Frank Davey the Planning Commission recommends the Board of Supervisors approve the Minor Subdivision application presented subject to compliance with the Township Staff recommendations and Consultant Review letters.

**Adjournment:** There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Leon McGuire, the meeting adjourned at 8:00 pm. The next meeting will be held at 7:30 pm on June 17, 2021 at the Montgomery Township Building.