

**TOWNSHIP OF WEST PIKELAND
PLANNING COMMISSION
BUSINESS SESSION
March 9, 2015**

ATTENDING:

PLANNING COMMISSION

Frank Best, Chair
Tom Dinan, Vice-Chair
Sean O'Neill, Secretary
Todd Majors
Bill Normoyle

TOWNSHIP PERSONNEL

Vincent M. Visoskas, Township Manager

Chairman Best called the meeting to order at 7 PM at the Township Building.

MINUTES – January 12, 2015

Mr. Normoyle motioned to accept the minutes as presented. Mr. Dinan seconded and the motion passed unanimously.

PERSONS WISHING TO BE HEARD

No members of the public were present at the meeting wishing to be heard on other than agenda items.

SUBDIVISIONS / LAND DEVELOPMENTS

ACMEC Land Development Plan – 1459 Conestoga Road

Sriram represented the applicant. He provided the Planning Commission with an overview of the proposal to construct a 608 sq.ft. worship building, associated parking spaces and stormwater management. Mr. Visoskas noted that the application is required to comply with the Conditional Use Order of the Board of Supervisors, the Special Exception Decision of the Zoning Hearing Board, the Township's Subdivision & Land Development Ordinance, Stormwater Ordinance, Outdoor Lighting Requirements, and deed restrictions placed on the property. He further noted that the existing driveway is considered outside the scope of review for this application.

The application has been provided to the County Planning Commission, County Health Department, and Township Engineer for their review. Sriram stated that ACMEC's engineer will attend future meetings to answer specific engineering questions once the Township Engineer's review is completed.

BUSINESS

Wireless Facilities Ordinance

Natausha Horton, Esq., Township Counsel from the Cohen Law Group participated in the discussion via telephone. She provided an overview of the ordinance and answered Planning Commission questions.

The Planning Commission discussed adding an overlay zone for large towers outside the road right-of-way in the area adjacent to the existing tower site and an area in proximity to the turnpike instead of in the V3 Zoning District as currently proposed.

Owner Initiated Zoning Change Proposal – Secondary Dwelling Units for Property Managers

Ms. Nancy Bodine (941 Seven Oaks Rd) was in attendance represented by Mr. Ross Unruh, Esq., requesting consideration of a zoning ordinance revision to allow secondary dwelling units on larger lot properties. Mr. Unruh explained that he is presenting to the Planning Commission the minor revisions proposed by the Township Solicitor.

Mr. Normoyle motioned to recommend the Ordinance for adoption by the Board of Supervisors as modified with the Township Solicitor's revisions. Mr. Majors seconded and the motion passed unanimously.

Status of Community Park Master Plan

Mr. Visoskas noted that the Board of Supervisors has adopted the Park Master Plan for the development of the White Property. He thanked Mr. Dinan and Mr. Normoyle for their contributions to the Task Force.

ANNOUNCEMENTS

The next meeting of the Planning Commission is tentatively scheduled for Monday, April 13th at 7:00 PM.

ADJOURNMENT

There being no further business, Mr. Normoyle moved to adjourn the meeting. Mr. Majors seconded the motion. Chairman Best adjourned the meeting at 8:58 PM.

Respectfully submitted,

Sean O'Neill, Secretary

SAO/vmv