

Pledge of Allegiance

Present:

Present at the meeting: Ryan Lemke, Jayne Hoy, Bob Mitall, Edward Patrick, James Olszewski, Chris Kerns, Anthony Livecchi and Community Development Director Jim Morrison.

Absent:

Council Liaison Carl Stepanovich

Approval of Minutes:

Ms. Hoy Approved the minutes for September 13, 2022 & October 11, 2022. Mr. Patrick seconded. All voted aye. Motion passes.

New Business:

An advisory review for SP-7-22/CU-9-22, Kaforey Soccer Fields, 4920 School Road South, 50.4 acres, R-R zoning. The applicant proposes the construction of two artificial turf soccer fields with an outbuilding and restrooms.

Jason Mackovyak from Young & Associates is the representative speaking on behalf of the applicant. Mr. Mackovyak stated that they are looking to build two synthetic turf soccer fields with parking, restrooms, and a storage area. The intent for these fields is to have club soccer, so it will be a privately owned facility. The fields will be lit with LED lights from Musco Lighting. Mr. Mackovyak advised that they will do a slope stability analysis since the grading is complete. They are working on NPDES submission with the county. They are also working with Jim Pillsbury for the E&S and Stormwater for the site.

Ms. Hoy asked what is club soccer? Mr. Mackovyak explained that club soccer is squads that don't compete. The clubs host teams, ages 8 to 18. It's a private league that parents pay to have their kids in a league. It's not open for general use. It will be scheduled events. The owners will maintain the fields as far as maintaining the turf and snow blowing.

Mr. Mitall asked how late do they intend on keeping the lights on? Mr. Mackovyak stated no later than 10:00 p.m. or 11:00 p.m.

Mr. Morrison advised them to submit a conditional use application with plans to move forward with the process.

Consider authorizing a public hearing for CU-6-22, an application for excavation into steep slopes, Connors residence corner of Ashbaugh and Mamont Road, 38.5 acres, R-R zoning.

Mr. Morrison stated that Mr. Connors would like to build a single-family home at this location and the problem is accessibility. He's tried a number of different ways to get access the site, all creating slopes on the driveway significantly greater than 15%, also involving a large amount of excavation into steep slopes. The property had a shallow gas well on it and a services road for that well and working with the conservation district, has developed a plan to try to use that access road to access the site for construction. It will still not meet the requirements of Chapter 97, which requires a 15% slope and 12-foot-wide driveway but proposing a 16.5% which will end up being the proposed driveway utilizing the old service road, so there are two things: waive over Chapter 97 requirements of slope and the condition use requirement due to poor soils and steep slopes.

Mr. Patrick made a motion to authorize a public hearing. Ms. Hoy seconded. All voted aye. Motion passes.

Old Business:

Consider a recommendation for application, SP-3/CU-4-22, Hermes Gas Well Development, Tax Parcel 49-02-00-0-001, 5476 Logan Ferry Road, Oil and Gas Overlay District for the development of an unconventional gas well.

Mr. Morrison advised that Bill Sittig is here representing the Municipality.

Blane Lucas is the representative speaking on behalf of Olympus Energy. Mr. Lucas stated that he is going to have Joe Guley discuss how the truck route was revised and what improvements were done to improve traffic flow.

Mr. Guley stated, after many discussions with Mr. Morrison and traffic consultants, they decided to move all the incoming truck routes to make a right on 380, make a right onto Logan Ferry and then onto to Hermes Well Pad Site. As part of this plan, Olympus will apply for and install a minimal use driveway to the Hermes Well Pad. Logan's Ferry improvement will include a 4-inch mill and overlay from the intersection of 380 all the way back to the proposed interconnect. As part of this truck route, Olympus purchased a property on the corner of Logan Ferry, and they will be widening the radius for vehicles making a right from 380 onto Logan's Ferry. One of the big improvements that Olympus is going to do is work with Penn-Dot and the municipality to re-align route 380, route 286 and install a traffic signal so that will hopefully eliminate any issues.

Mr. Morrison advised that sound wall barriers will be put up in accordance with the noise study that was done.

Mr. Sittig is in agreement with the improvements that Olympus Energy has made. Ms. Hoy made a motion to recommend approval of this matter with the conditions as

presented and forward it onto council. Mr. Patrick seconded. All voted aye. Motion passes

Consider a recommendation for a major land development application, SP-4/CU-8-22 Bushy Run Investments, LP, Phase II, Fusting Executive Park, for construction of an 80,000 sf Office Building and a 36,000 sf retail center, Wilson and Manor Road, tax parcel 49-21-00-0-087, zoned B Business.

Ray Gusty from Fahringer, McCarty, Grey is the representative speaking on behalf of the applicant. Mr. Gusty stated that this development will match the DNA layout masterplan that was approved. The office building development will be an 80,000 square foot building, three stories tall, with required parking and stormwater. Recreation areas will include a deck hockey, basketball court, volleyball court, and a putting green. These are for the DNA Employees only and are not open to the general public. The retail matches the master plan as well. The one change we made was we added a restaurant on the east end to have book-end restaurants.

Mr. Patrick made a motion to recommend approval with conditions of this matter and forward it onto council. Ms. Hoy seconded. All voted aye. Motion passes.

Consider a recommendation on a request by Fischione Enterprises, Inc. to rezone approximately 54.6 acres located at Wiestertown Road and Hilty Road, tax parcels 49-12-00-0-051 and 49-08-00-0-012, from R-R Rural Residential zoning to R-1 Residential zoning.

The representative speaking on behalf of the applicant stated that Mr. Fischione would like to rezone this property and develop 28 lots with his intention to live there. The representative stated that the engineers are here tonight if anyone has any question.

Ms. Hoy made a motion to recommend approval of this matter and forward it onto council. Mr. Kerns seconded the motion. All voted aye. Motion passes.

Consider a recommendation on a request by Timothy and Patricia DeBiasse to rezone approximately 1.5 acres of land located at 4051 William Penn Highway, tax parcel 49-14-02-0-097, from M-U Mixed-Use zoning to B Business zoning.

Mr. Mitall stated that the planning commission has held public hearings regarding both of these parcels and asked the planning commission if they had any comments or questions. The planning commission was all in agreement that this parcel should be rezoned to B.

Mr. Lemke made a motion to recommend approval of this matter and forward it onto council. Mr. Livecchi seconded the motion. All voted aye. Motion passes.

PUBLIC COMMENT: Mr. Vesely stated that Mr. DeBiasse's property meets all the requirements for business as far as square footage and frontage, so he has no objections to that portion of it. The question he had was, will this change the zoning if he re-applies to add the additional mixed-use lot that is attached to this property to make it one big property. Mr. Vesely stated that there is a house behind this parcel that is mixed use that is owned by Mr. DeBiasse. Mr. Morrison stated that no application has been submitted for that property.

Consider a recommendation on a request by Fox Jr. Development to rezone approximately one acre of land located at 4075 William Penn Highway, tax parcel 49-14-02-0-098, from M-U Mixed-Use zoning to B Business zoning.

Mr. Mitall stated that the planning commission has held public hearings regarding both of these parcels and asked the planning commission if they had any comments or questions.

PUBLIC COMMENT: Mr. Vesely asked that if .48 acres, 22,000 square foot with the paper road taken away and the other pie piece and the requirement is 35,000 square feet, he wanted to see how that's going to affect the other properties up the road from it, that don't meet the requirements, will they be able to re-zone.

Mr. Morrison stated that the application indicates that it's one acre.

Mr. Vesely stated that it's not even close.

Mr. Morrison asked Mr. Ament, the representative on behalf of the applicant, if that property is one acre.

Mr. Ament answered, that's what we understand it to be, yes.

Mr. Patrick made a motion to recommend approval of this matter and forward it onto council. Ms. Hoy seconded the motion. All voted aye. Motion passes.

Other Business: None

Adjournment: Ms. Hoy moved to adjourn at 8:30 p.m. Mr. Patrick seconded. All members voted aye. Motion Approved: 7 - 0 .