

**UPPER ALLEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 23, 2022
7:00 P.M.**

PC MEMBERS

R. Wayne Willey, Chairperson
Robert Siodlowski, Vice-Chairperson
Barry Natwick, Secretary
Amanda Parrish (left at 7:40 p.m.)
Scott Steffan (absent)
Barbara Roddin
Tim Kortze

TOWNSHIP OFFICIALS - PRESENT

Jennifer Boyer, Comm. Dev. Director
Scott Finkenbiner, Planning Technician

BOARD OF COMMISSIONERS

Ginnie M. Anderson, Commissioner
Jeffrey Walter, Commissioner

CALL TO ORDER

Chair Willey called the Planning Commission Meeting to order at 7:02 p.m. and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Finkenbiner.

APPROVAL OF March 28, 2022, MINUTES

Chair Willey called for the approval of the Minutes of the March 28, 2022, Planning Commission Meeting. Vice-Chair Robert Siodlowski made a **MOTION** to approve the Minutes of the March 28, 2022, meeting. The **MOTION** was **SECONDED** by Barry Natwick. The motion carried unanimously (6-0).

REVIEW OF BOARD OF COMMISSIONERS MINUTES

Chair Willey noted the copies of the Board of Commissioners Minutes from the March 2, 2022, March 16, 2022, and April 6, 2022, meetings. Chair Willey accepted these minutes.

NEW BUSINESS

A. 2509 Mill Road, P/F LD Plan File# 22-05-02

Dan Wise from R.J. Fisher and Associates represented the plan as the developer. Mr. Wise presented the plan. Mr. Wise explained where the project would be located and described the building and sewer plans. Ms. Parrish began a discussion concerning the Fee in Lieu of for sidewalks and curbs, stating that sidewalks will be installed along Mill Road in the future, therefore, allowing fees in lieu of sidewalks should be avoided. Mr. Wise asked the Commissioners if the landscaping requirements around the dumpsters could be amended or waived as they will be surrounded by a box, and there is limited space to plant the required

landscaping. Ms. Parrish responded stating that previously rather than waiving the requirements, the number of trees required in that landscaping area would be reduced and the excess trees would be planted in other areas to meet the required numbers. Chair Willey asked why the easement around the drainage basin was reduced to 20 feet as opposed to 30 feet Ms. Boyer answered that the engineer did not have an issue with it because the lot is narrow, and Ms. Boyer agreed.

Mr. Wise acknowledged the first deferral will be removed since it must be decided by the Zoning Hearing Board.

No public comment.

Amanda Parrish made a **MOTION** to recommend approval of the deferral of Section 220-5.3.A to install curbing along Mill Road. The **MOTION** was **SECONDED** by Secretary Natwick. The motion carried unanimously (6-0).

Amanda Parrish made a **MOTION** to recommend denial of the deferral of Section 220-5.3.B to install sidewalks along Mill Road. The **MOTION** was **SECONDED** by Vice-Chair Siodlowski. The motion carried unanimously (6-0).

Amanda Parrish made a **MOTION** to recommend modification request for Section 220-5.10.A(1) to allow for portions of the sanitary sewer and storm drainage facilities easements to be 20 feet wide instead of the required 30 feet. The **MOTION** was **SECONDED** by Vice-Chair Siodlowski. The motion carried unanimously (6-0).

Amanda Parrish made a **MOTION** to recommended approval of the modification request for Section 220-5.13.B(1)(e) to allow the applicant to install four evergreen trees and zero shade trees around the dumpster enclosure area instead of the required 14 evergreen trees and two shade trees. The Applicant is required to plant the remaining 10 evergreen trees and two shade trees throughout the property. The **MOTION** was **SECONDED** by Barbara Roddin. The motion carried unanimously (6-0).

Vice-Chair Siodlowski made a **MOTION** to defer the plan until the June Planning Commission meeting. The **MOTION** was **SECONDED** by Barbara Roddin. The motion carried unanimously (5-0).

BUILDING INSPECTOR'S REPORTS

Chair Willey noted the Building Inspector's Report for March and April 2022.

ADJOURNMENT

There being no further business Vice-Chair Robert Siodlowski made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Barbara Roddin. Chair Willey adjourned the meeting at 7:59 PM.