

## SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: March 24, 2014 at 7:00pm.

Planners Present: Keith Wills, Jessica Buck, Tamara Hatcher, and Russell Palmer

Others Present: David Lipinski, P.E., Keith Hunnings, Codes Enforcement Officer, Randy Shearer, Wilson Consulting Group, Jon Juffe, Tri-Corner Consultants, and Phil Robinson, representing Heathcote Glenn III.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

### **APPROVAL OF MINUTES**

R. Palmer moved to approve the minutes of January 14, 2014. T. Hatcher seconded the motion. The motion carried with all in favor.

### **CITIZEN COMMENTS**

None

### **NEW BUSINESS**

**Covington Ridge Phase III Sketch Plan** – Jonathan Juffe, representative for Tri-Corner Communities, LLC, spoke on behalf of the plan. J. Juffe explained that he was here to request recommendation for five waivers for this plan. The waivers are:

1. Section 505 (F) requiring a maximum length of cul-de-sac street of 500'. The developer proposes a cul-de-sac street length of 1300' +/- . A similar waiver was granted for the currently recorded Covington Ridge Phase III Plan.
2. Section 505 (F) requiring a cul-de-sac diameter of 100' and legal Right of Way of 120'. The developer proposes 80' and 100' respectively. This waiver was granted for the currently recorded Covington Ridge Phase III Plan.
3. Section 506 (E) requiring offset distance to the nearest intersection of 800'. The developer proposes 500'+/-. The new site entrance will be in compliance with PennDot standards and will require a Highway Occupancy Permit, which will be obtained as a condition of approval.
4. Section 303. Submission of separate Preliminary and Final Plans for subdivisions greater than 5 lots. The developer proposes a single Preliminary/Final Plan submission. Since the property has prior approvals and is Phase III of an existing development, the developer indicates that a separate Preliminary and Final Plan would be duplicative and requests a single submission of a Preliminary/Final Plan to facilitate the approval process.
5. Section 603. Sidewalks required on both sides of the street. The developer proposes no sidewalk. A similar waiver was granted for the currently recorded Covington Ridge Phase III Plan.

R. Palmer made a motion to recommend Waiver #1 of Section 505 (F) requiring a maximum length of cul-de-sac street of 500'. J. Buck seconded motion. Motion carried with all in favor.

R. Palmer made a motion to recommend Waiver #2 Section 505 (F) requiring a cul-de-sac diameter of 100' and legal Right of Way of 120'. T. Hatcher seconded motion. Motion carried with all in favor.

R. Palmer made a motion to recommend Waiver #3 Section 506 (E) requiring offset distance to the nearest intersection of 800'. J. Buck seconded motion. Motion carried with all in favor.

R. Palmer made a motion to recommend Waiver #4 Section 303. Submission of a separate Preliminary and Final Plans for subdivisions greater than 5 lots. T. Hatcher seconded motion. Motion carried with all in favor.

R. Palmer made a motion to recommend Waiver #5 Section 603. Sidewalks required on both sides of the street. T. Hatcher seconded. Motion carried with all in favor.

**Heathcote Glenn III** – Phil Robinson, representative for the plan gave a summary of the plan. D. Lipinski went over the comments per Staff Review on March 12, 2014.

1. The minimum required front setback for a lot within the Residential-Agricultural District is fifty (50) feet (s.204.5). The front setback on Lot #7 must be revised for the portion of the lot located within Shrewsbury Borough. In addition, the side setback is required to be (20) feet. (Per Shrewsbury Borough Zoning Ordinance) - **Done**
2. The plan should provide a table indicating the zoning district for Shrewsbury Borough as well as the setback requirements (s.405.c.5). - **OK**
3. The statement of ownership must be signed, dated and notarized (s.405.a.14). - **Open**
4. Certification, with signature, seal and date by the registered professional surveyor responsible for preparing the survey (s.405.a.13). - **Open**
5. Certification that the Planning Module for Land Development and/or any required waivers have been approved by the PA DEP (s.405.e.10). - **Open**
6. Proof of EDU's (4) - **Open**
7. Payment of all fees associated to plan submittal. - **Open**
8. Layout of proposed lots, size of each lot, building setback lines on all lots and number to identify each lot. Pertaining to Lot #7 - **OK**
9. Feasibility Study on sewer and water facilities for the tract is required (s.403) (Water should be addressed with connection to Public Water if possible.) - **OK**
10. Other certificates or data as may be required by the Borough Ordinance must be submitted prior to Final Plan approval if requested by Borough Council. - **Open**
11. Properly cap the sewer cleanout of Lot #6 Heathcoat Glenn that was used by the Calhoun Road property. Remove piping as agreed when original connection was made. - **Open**

12. SSMH 993 – replace manhole frame from snowplow incident. - **Open**
13. Lot #7 – core drill manhole for lateral installation into manhole channel with proper watertight boot. – **Open**

R. Palmer made a motion to recommend approval of Heathcote Glenn III contingent upon outstanding items 3, 4, 5, 6, 7, 10, 11, 12, and 13. T. Hatcher seconded. Motion carried with all in favor.

K. Wills made a motion to recommend Heathcote Glenn III Lot #7 to hookup to public water from Shrewsbury Borough. R. Palmer seconded. Motion carried with all in favor.

#### **OTHER BUSINESS**

None

#### **BILLS AND COMMUNICATIONS**

None

#### **REPORTS**

None

#### **ADJOURNMENT**

R. Palmer moved to adjourn the meeting at 8:10pm. T. Hatcher seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger