

## SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: July 28, 2014 at 7:00pm.

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

Others Present: Randy Shearer, Wilson Consulting Group, PC; and Jon Juffe, Tri Corner Communities, LLC.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:10 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

### **APPROVAL OF MINUTES**

J. Buck moved to approve the minutes of April 28, 2014. K. Wills seconded the motion. The motion carried with all in favor.

### **CITIZEN COMMENTS**

None

### **OTHER BUSINESS**

K. Wills discussed the need to elect a Chairperson since Bob Fisher's resignation this month. The Board decided to table this decision until Planner, T. Hatcher, is present. Discussion ended.

### **BILLS AND COMMUNICATIONS**

None

### **REPORTS**

None

### **NEW BUSINESS**

**Covington Ridge Phase III Preliminary Subdivision Plan** was presented by Jon Juffe of Tri Corner Communities, LLC, and Randy Shearer of Wilson Consulting Group.

**Per Staff Review 7/8/14 – Comment #40 states:** *Proposed cuts show an excavation of 10'+. Section 312 Grading states "No Lot shall be graded by either filling, excavating or a combination of excavating or filling unless a plan has been submitted and approved by the Borough. Plans will not be approved that propose to alter the existing grade by more than six (6) feet unless such grading will be congruous with the adjoining property."*

Keith Hunnings, Codes Enforcement Officer, was unable to attend the meeting. He expressed through email that the lots will be graded along the new road and not along the external property lines. Because of this, K. Hunnings feels this will not impact the adjoining properties to allow more grading to construct the road.

K. Wills made a motion to recommend Comment #40 of the Staff Review Meeting on 7/8/2014 as long as it does not impact or infringe on the existing adjoining properties. R. Palmer seconded. The motion carried with all in favor.

**Covington Ridge Phase III Subdivision and Land Development Ordinance Waiver Requests**

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' +/- **STAFF RECOMMENDED**
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. **STAFF DID NOT RECOMMEND**
3. Section 506.E requiring offset distance to the nearest intersection of 800'. The developer proposes 500' +/- **STAFF RECOMMENDED**

**ADJOURNMENT**

R. Palmer moved to adjourn the meeting at 7:48pm. J. Buck seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger