

NEWBERRY TOWNSHIP

PLANNING COMMISSION MINUTES

On Monday, August 12, 2024 at 6:00 PM, the meeting of the Newberry Township Planning Committee was called to order by Planning Commission Chairman, David Parsons.

Members Present: James Alexander
 Jeffry Holland
 David Parsons
 Toni Sharp
 Dale Jackson

Members Absent: David Kirkpatrick, Tyler Yost

Approval of Minutes

On a Motion by Dale Jackson, seconded by Jeffry Holland, the Minutes from the July 8, 2024 Planning Committee meeting were recommended for approval. By a 5-0 vote, the Motion to approve Minutes passed.

Reports

None

Old Business

Zenith Construction Inc., Multi-Family Development, Church Road – A preliminary/final subdivision and land development plan dated March 8, 2024, last revised June 18, 2024 was presented by Elliot Shibley, Integrated Consulting. The plan proposes 120 apartment units located in 10 separate buildings on a 15.56 acre tract located along Church Road. There are three waivers being requested by the Owner. A memorandum dated August 12, 2024 was prepared by William J. Rudy, Pennoni and presented to Planning Commission members. Also representing Zenith at the meeting were James Strong, McNees, Wallace and Nurick and Jason Wheeler, Traffic Planning and Design. Included in the presentation was the July 25, 2024 response letter from Integrated Consulting that included a revised Resource Assessment Report dated July 25th, and response letter from Traffic Planning and Design dated July 26th. A Transportation Impact Study, last revised July 26, 2024, was presented for the residential development project. As part of the study, an average speed survey was completed for Church Road utilizing data collected for a 72 hour period between July 16th and July 18th. It was determined that the average speed is 33 mph in the area of the proposed development.

Numerous residents were in attendance to voice their concerns over the proposed development of 120 apartment units. John A. Nawn, representing the residents, presented an analyses of the July 26, 2024 Traffic Impact Study. Mr. Nawn recommends a 35 mph line of sight speed for the development. John Elliott, an attorney representing Rob Lane was also present at the meeting. Following is the list of residents, not in any specific order, who spoke during the meeting:

Mr. and Mrs. Joshua Grove – 385 Church Road, Sue Ostrander – 35 Rolling Hill, Maxine Kauffman – 540 Paddletown Road, Denise Kohr - 40 Harvest Drive, Scott Wilt – Church Road, Robert Cubertson, Sam Snead Drive, Rob Lane – 135 Church Road, Barry Lehman – 3350 Old Trail, Jane Harmon – 205 Hemlock Road, Danny Greenberg – Paddletown Road, Gloria Weaver – 3660 Old Trail Road, Rick Fink, 465 Miller Road, Tom Adams – 610 Valley Road, Sheila Eisley – Old Trail Road and Brenda Bonafair – Paddletown Church .

Comments and concerns provided by residents continue to be: 1) Traffic generated by the apartment development, including number of new vehicle trips and speed of vehicles; 2) existing condition of Church and Paddletown Roads, including not wide enough, paving, line of sight and widening of road would reduce front yard and driveway space; based on the speed survey, line of sight is important aspect of the development; 3) Number of units proposed was also a concern, leading to additional traffic, sewage and water capacity, lighting, crime and stress on Township resources; 4) Environmental issues such as wetlands, downstream habitat and possible endangered species were mentioned as a concern; 5) Building height and screening, 41' and; 6) Overall Safety of children and adults living in the area.

Items discussed during the meeting with development representatives included:

1. Average speed/posted speed to be used for determining the line of site for the entrance/exit of the development. Average speed as determined is 33 mph. What should the posted speed limit be for Church Road? Township engineer asked to discuss with Township Police and others.
2. Building height proposed by developer has been reduced from 41' height to 40'.
3. Where is the owner for the development? Why has owner not attended any meetings?
4. Concern over impact of development traffic on Old Trail Road and Stevens Road with no left turn recommended during certain daytime hours.
5. Is water and sewer capacity adequate for the development.
6. Is wet lands delineation accurate. Will the stormwater provided for the development be adequate?
7. Screening of project. Entire project should be Level 3 screening. Screening should use a combination of fencing and plants.
8. Number of buildings determined by site, parking, stormwater ordinances. Would developer consider fewer units?

At this time a final decision on the preliminary/final land development plan must be made prior to October 31, 2024. Planning Commission members have requested additional details from the developer for review. Based on the need for these additional details, a motion was made by Jeffry Holland, with a 2nd from Dale Jackson to table the plan. The plan was tabled by a 5 – 0 vote.

New Business

None

Conditional Use

None

Subdivision Plan

None

Land Development

None

Adjournment

On a Motion by Toni Sharp, seconded by Jeffry Holland, the meeting was adjourned at 8:32 PM by a 5 - 0 vote.