

NEWBERRY TOWNSHIP

PLANNING COMMISSION MINUTES

On Monday, September 11, 2023 at 6:00 PM, the meeting of the Newberry Township Planning Committee was called to order by Planning Committee Chairperson, David Parsons.

Members Present: James Alexander
 David Parsons
 David Kirkpatrick
 Toni Sharp
 Tyler Yost
 Dale Jackson

Members Absent: Jeffry Holland

Approval of Minutes

On a Motion by Dale Jackson, seconded by James Alexander, the Minutes from the August 14, 2023 meeting were approved. Motion to approve Minutes passed by a 6-0 vote.

Reports

None

Old Business

Driveway width changes, Zoning.

A Motion was made by David Parsons to table the driveway width changes to a future Planning Committee meeting. Tyler Yost seconded the motion. The driveway width changes were tabled by a 6-0 vote.

New Business

None

Conditional Use

None

Subdivision Plan

None

Land Development

The Woods Extended – Preliminary Subdivision and Land Development Plan: A Preliminary Subdivision Plan dated 3/13/23, last revised 8/10/2023 was presented by John Murphy of Alpha Consulting Engineers and Joel McNaughton of Golf Enterprises, Inc. The Woods Extended will include a mix of single family (63), Duplex (38) and Townhouse (82) units. The project will be constructed in phases with a second point of egress being created at Paddletown Road during Phase 2. A review of the plan was completed by William J. Rudy, Township Engineer and comments were provided in his memorandum dated August 30, 2023.

There were nine waivers requested with the Preliminary Plan. The Planning Committee members voted as follows to approve:

Waiver 1, Section 344-20.J.4 – Park and Recreation Study: James Alexander made a motion to approve with second by David Kirkpatrick. Motion passed by 6 – 0 vote.

Waiver 2, Section 344-32.F.2 – Type of Concrete Curb: David Kirkpatrick made a motion to approve with second by Dale Jackson. Motion passed by 6 – 0 vote.

Waiver 3, Section 344-38.A.5 – Spacing of Street Trees: David Kirkpatrick made a motion to approve with second by Dale Jackson. Motion passed by 6 – 0 vote.

Waiver 4, Section 344-42.B.5b – Disturbance of 15-25% slope: Dale Jackson made a motion to approve with second by David Kirkpatrick. Motion passed by 4 – 2 vote with Ney votes from Tyler Yost and David Parsons.

Waiver 5, Section 344-42.D.2b – Open Space and Greenway Configuration: James Alexander made a motion to approve with second by Dale Jackson. Motion passed by 6 – 0 vote.

Waiver 6, Section 344-20.J.5a – Jurisdictional Determination: David Kirkpatrick made a motion to approve with second by Dale Jackson. Motion passed by 4 – 2 vote with Ney votes from Tyler Yost and David Parsons.

Waiver 7, Section 344.20.B.1 – Plan Drafting Scale: Toni Sharp made a motion to approve with second by Dale Tyler Yost. Motion passed by 6 – 0 vote.

Waiver 8, Section 344-43.A – Lighting in Residential Developments: Dale Jackson made a motion to approve with second by David Kirkpatrick. Motion passed by 6 – 0 vote.

Waiver 8, Section 344-43.C.1 – Streetlights: David Kirkpatrick made a motion to approve with second by Dale Jackson. Motion passed by 6 – 0 vote.

A Motion to recommend approval of the Preliminary Plan to Township Supervisors was made by David Kirkpatrick with a second provided by James Alexander. The recommendation was approved by a 5 to 1 vote with a Ney vote cast by Tyler Yost.

Hoffman Townhomes – Preliminary/Final Subdivision and Land Development Plan: A Preliminary/Final Plan dated July 8, 2023, last revised September 6, 2023 was presented by Terri Delo with Integrated Consultants. The plan shows the development of townhouses in Fairview and Newberry Townships with 103 townhouses proposed for Newberry Township. William Rudy, Township Engineer, provided his comments in a Memorandum dated September 11, 2023. Jason Wheeler with Traffic Plan and Design was also present representing the developer of the project. There are 4 waivers being requested as part of the Land Development Plan.

Planning Committee members expressed concerns over 1) off street parking, 2) development in steep slope areas, 3) vicinity of wet lands to the development, 4) pedestrian access to adjacent developments, 5) 12 foot drive proposed for portion of the project, 6) limited time to review the plan prior to the September 11th meeting.

A motion was made by David Kirkpatrick, with a second by Dale Jackson to table the Preliminary/Final Land Development Plan until Planning Committee members had adequate time to review the comments provided by Pennoni and the overall plan. Approval to table the Plan passed by a 6-0 vote.

Adjournment

On a Motion by Tyler Yost, seconded by David Kirkpatrick, the meeting was adjourned at 8:00 PM by a 6-0 vote.