

HEREFORD TOWNSHIP PLANNING COMMISSION

May 25, 2022

Those in attendance were the Planning Commission Board Members Curt Kuhns, Chairman, Albert Ciccarone, Vice-Chairman, Karla Dexter, Louisa Masemore, Secretary, Jennifer Van Dyke, Engineer, Erin Young, resident, William Young, resident, Bryon Young, resident, Irene Donovan, Hereford Estates, Brett Marks, resident and John Aston.

The meeting started at 7:00 PM

Reorganization

Mr. Harper and Ms. Poley were not present and thus could not be sworn in, this meeting.

Ms. Dexter made a motion to appoint Curt Kuhns as Chairman, Albert Ciccarone and Vice Chairman, and Louisa Masemore as Secretary for the year 2022. Albert Ciccarone Seconded. Motion Passed.

Mr. Ciccarone made a motion and Mr. Kuhns seconded to set the meeting dates and time for the last Wednesday of every month at 7 p.m. Motion Passed.

Public Comment on Reorganization

Minutes

Mr. Ciccarone made a motion to approve the minutes from the June 30, 2021, and September 29, 2021 meetings, Ms. Dexter Seconded. Motion Passed.

Zoning

Bryon and Mary Young Subdivision

Ms. Van Dyke gave a brief description of the Bryon and Mary Young Subdivision, located on Greenhouse Ln. and Old Mill Rd. The property is splitting off a 10-acre lot that could support a house in the future but is currently an unimproved lot.

Ms. Van Dyke went over the Review letter from Technicon dated May 19th, outlining the requested waivers and notes. She made a note that under compliance with the Zoning ordinance, item number 1 "... the single-family dwelling and its accessory buildings shall not be used within 200' of any structure housing farm animals.". Item Number 5 notes that a potential driveway location that complies with the township ordinance shall be marked for possible future use. Item 6 points out that the on-site woodlands are class II and III, not I and II.

In the Hereford subdivision and land development Ordinance compliance section they requested waivers for Items 2,4,8,9,10,11,12 and 14.

Item 2 requests a waiver for separate preliminary final plan approvals sections 204-207.

Item 4 requests a waiver for all existing features within 50' of subdivision boundary to be depicted section 302.1.j & k.

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Item 8 Sections 411.a, 411.2, 411.4 requested a waiver for a fee-in-lieu of providing dedicated open space and recreational facilities under condition by the applicant, that the fee be used in current parks and recreational facilities and not something new.

Item 9 requests a waiver for street full width right-of-way grading, section 502.1.

Item 10 requests a waiver request is for paving of full cartway width, section 502.2.

Item 11 requests a waiver for installing curbs on both sides of all streets, Section 502.3.

Item 12 requests a waiver for sidewalks being a minimum of 4 feet and installed along existing street, section 502.4.

Item 14 requests a waiver for shade trees being preserved/ planted, section 503.2.

Under the section for Hereford township driveway Ordinance compliance, she noted a request for deferral for "... Formal layout, grading and stormwater plans for lot 1 until building permit stage."

Under the stormwater management ordinance compliance section, the applicant requests "...deferral of the full depiction of proposed improvements grading, stormwater and erosion & sediment control measures for Lot 1" until building permit stage.

Ms. Van Dyke also noted in the General comments section of the May 19th review letter, that for sake of clarity a lot consolidation deed should be prepared in regard to previous subdivision plans parcels labeled 2A and 2B.

Additionally, that a separate deed for Lot 1 must be recorded and tax parcel number assigned before and building permits.

Mr. Ciccarone made a motion to recommend to the Board of Supervisors to accept the waivers requested in Items 2,4,8,9,10,11,12 and 14 in the Subdivision and land development compliance section of the May 19th Technicon review letter, Ms. Dexter seconded. Motion Passed.

Mr. Kuhns made a motion to recommend to the Board of Supervisors to accept the waiver of a Fee-in-lieu of providing dedicated open space and recreational facilities noting the condition of the applicant, Ms. Dexter Seconded. Motion Passed.

Mr. Ciccarone made a motion to recommend to the Board of Supervisors to accept the request for deferral of the full depiction of proposed improvements grading, stormwater and erosion & sediment control measures for Lot 1, until building permit stage, Ms. Dexter seconded. Motion Passed.

Mr. Ciccarone made a motion to recommend to the Board of Supervisors to accept conditional Final Plan Approval, Ms. Dexter seconded. Motion Passed.

Questions for the Planning Commission

The Township Secretary had some questions for the Planning Commissioners. The first two questions asked when the commissioners would like to be able to see the paperwork before an upcoming meeting and in what form? Paper or electronic. The Commissioners present agreed that they would like it in electronic form the Friday before the meeting and if they wished to come see it in office in paper for at that time.

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The third question asked about receiving a monthly stipend as laid out in Resolution 2002-05 or if they would like to forego said stipend. The Commissioners present who were qualified for said stipend mentioned they would like to forego.

Comments from the Commissioners

Heritage Village

Ms. Dexter brought out the proposed plans from Mr. Neilson for Heritage Village for comment and discussion. She said the main things that changed was a change in the Industrial Area and a possible change of the storage facility due to possible flood plains. The Planning Commission agreed that they thought the storage should be moved.

She mentioned that plans for sewage would be an expanded sewage treatment plant. She also noted he was open to ideas for the buildings to look different, and to be on the lookout for any buildings they liked the look of for the proposed building types. The plan would be bringing in 933 new and varied housing units. Ms. Dexter said that the plans seem to be staying in line with the ordinances held by the township.

Mr. Kuhns asked if they would need to buy TDR'S, and Ms. Dexter said they had a portion of land already that could serve that purpose. Mr. Marks Mentioned that he does not like to see the township being built up but is glad that Mr. Neilson is willing to work with the township.

Ms. Dexter mentioned some changes that would be necessary with the population group that were brought forth by the Township Secretary Ms. Hollenbach, and the Commissioners asked for a more detailed packet on the different changes that happen within a township when the population increases. They also requested to know Mr. Neilson's intention with the roads, whether they would be dedicated to the township or not.

Public Comment

Orthaus Road

Mr. Brett Marks came with concerns for the development on Orthaus rd. as the water frequently gathers in his yard as it was, and he was worried that development would make it worse. He wanted to make sure that there would be measure put in place when it came to building time and that it would be addressed and realized. He stated that he had already fixed his house several times due to water damage. Ms. Van Dyke responded by letting him know that stormwater measures were addressed in plans for building and that as they built it would all have to be up to quality. Mr. Marks also mentioned concern for the swale on jade lane not being looked after. Ms. Dexter stated the township would look into it.

There being no more public comment, Mr. Kuhns made a motion and Mr. Ciccarone made a motion to end the meeting. Motion Passed.

The meeting ended at 8:04 PM