

Greenwich Township Planning Commission Meeting
Monday, April 17, 2023

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Scott Anders, Kerry Berger. Professionals present: Jessica Adams from LTL Consultants, Colin Macfarlane from Kozloff Stoudt P.C. and Administrator, Diane Hollenbach.

Guest: Marc and Dodie Sable, Andrew Dietrich, Ashley Hetrick of Larson Design Group.

ANNOUNCEMENTS: Chairman Stevens asked the audience to state their name and address if addressing the Commission. This meeting will be recorded for the accuracy of the minutes and deleted. Before speaking please be aware that attending visitors may also be recording the meeting without your knowledge.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Sanner, seconded by Mr. Anders, to approve the minutes of the March 20, 2023 Planning Commission Meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS:

Dodie Sable of 593 Old Route 22 stated that the Krumsville Coalition met and does not believe that Commercial and Industrial properties should be granted waivers for sidewalks. Even though sidewalk would be “sidewalks to nowhere” now, eventually they will connect as development occurs. Many people walk on Route 737. Mr. Stevens asked the solicitor if granting a waiver now precludes the township having sidewalk installed several years down the road.

Marc Sable of 593 Old Route 22 suggested the Commission do the same thing they did for the Krumsville Convenience Store and reserve the space for the sidewalk on the plan so it could be built at a future date. Mr. Stevens felt that it was a public safety issue to encourage people to walk along a busy state road where only developed portions would have sidewalk. Mr. Macfarlane stated that the Second Class Township Code allows the Board of Supervisors to enact an ordinance requiring property owners to install sidewalk. This may be enacted at any time. Mr. Sanner stated that the Commission had agreed last month to have Dollar General do future installation of sidewalk from their driveway to Lot 2 and post an escrow for that sidewalk construction.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Subdivision and Land Development Status Report- The review period for the Leid Poultry Land Development Plan expires before the next Planning Commission meeting. A time extension has been offered until August 7, 2023.

A motion was made by Mr. Berger, seconded by Mr. Sanner, to recommend the Greenwich Township Board of Supervisors accept the offer of an extension of time to the review period until August 7, 2023 for the Leid Poultry Land Development Plan. All members voted in favor. Motion carried.

Greenwich Commons Preliminary Subdivision Plan – Ms. Adams read through her review letter with the Commission. All comments have been addressed from the March letter and the thirty foot easement removed from the plan. Any waivers the Commission grants should be reflected on the final plan.

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A motion was made by Mr. Sanner, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors grant a waiver to Section 602.9 of the Subdivision and Land Development Ordinance to allow iron pins instead of concrete monuments for Lots 1 and 2 and waive monuments for Lot 3 on the Greenwich Commons Subdivision Plan. All members voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Sanner, to recommend the Greenwich Township Board of Supervisors grant a waiver to the following sections of the Subdivision and Land Development Ordinance for the Greenwich Commons Subdivision Plan: Section 502.7.B Vertical Curves have a minimum sight distance of 300 feet when the grade exceeds one percent, Section 502.6.B.2 Horizontal Curves minimum centerline radii shall be 300 feet and Section 502.6.C Streets shall have a straight section of road at least 100 feet in length between two horizontal curves. All members voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors grant a waiver to the Subdivision and Land Development Ordinance for Section 505 Sanitary Sewage Disposal and Section 506 Soil Probes and Percolation Tests for Lot 3 of the Greenwich Commons Subdivision Plan which is to remain in agricultural use. All members voted in favor. Motion carried.

Discussion resumed on the future need for curb and sidewalk. Instead of a waiver, the Commission agreed to a deferral of the curb and sidewalk until it was deemed necessary.

A motion was made by Mr. Berger, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors defer installation of curb, and sidewalk **on the development side of the realigned portion of Long Lane (added at May 15, 2023 Planning Commission meeting)** (Section 602.3 Curbs and Section 602.4 Sidewalks of the Subdivision and Land Development Ordinance) until the time when subsequent development of the other lot occurs and to assign an escrow agreement to that effect. All members voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors grant a waiver to the Subdivision and Land Development Ordinance for Section 515 Emergency Access to waive having a secondary emergency access on the Greenwich Commons Subdivision Plans. The realignment of Long Lane once the development of Lots 1 and 2 is completed will provide a secondary access. All members voted in favor. Motion carried.

A motion was made by Mr. Anders, seconded by Mr. Sanner, to recommend the Greenwich Township Board of Supervisors grant approval to the Greenwich Commons Preliminary Subdivision Plan conditioned upon the items outlined in LTL Consultants April 12, 2023 review letter, which is incorporated by reference, and the granting of the waivers. All members voted in favor. Motion carried.

NEW BUSINESS - None

ADJOURNMENT: Motion made by Mr. Sanner, seconded by Mr. Berger, to adjourn the meeting at 8:15 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer