

PLANNING COMMISSION

March 25, 2024 6:00PM

Meeting Minutes

This Meeting was Recorded

NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR:

Manager Snyder informed the Planning Commission at this time they will recognize nominations for Chair of the Planning Commission

Motion: A motion was made by Larry Stevens to nominate Kenneth Farrall as the Planning Commission Chair. The nomination was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIR:

Manager Snyder informed the Planning Commission at this time they will recognize nominations for Vice Chair of the Planning Commission.

Motion: A motion was by made Michelle Kroesser to nominate Larry Stevens as Vice Chair of the Planning Commission.

John Kroesser seconded to motion to nominate Larry Stevens for Vice Chair of the Planning Commission and was approved with a vote of 4-0.

ROLL CALL

- (X) Kenneth V. Farrall, Chair
- (X) Lawrence G. Stevens, Vice Chair
- () Larry Burns
- (X) John Kroesser
- (X) Michelle Kroesser

The record shows that four members of the Planning Commission were present along with Borough Manager Jaime E. Snyder, Chad Camburn; Borough Engineer and Assistant to the Manager Kathryn Vlahos.

1. APPROVAL OF THE AGENDA:

Motion to Approve the March 24, 2024 Planning Commission Meeting Agenda

Motion: A motion was made by John Kroesser to Approve the Agenda of the March 25, 2024 Planning Commission

Meeting Agenda. The motion was seconded by Larry Stevens and unanimously approved with a vote of 4-0.

2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the December 11, 2023 Planning Commission Meeting.

Motion: A motion was made by Larry Stevens to Approve the December 11, 2023 Meeting Minutes. The motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

3. Didden Greenhouses Preliminary Land Development Plan Presentation

Kirt Clauss from Clauss Consulting Engineering stated that they have made much progress on the plans since they last saw them. They went to the Hatfield Township Planning Commission last week and they recommended preliminary approval of the plan to the township's commissioners. Mr. Clauss reviewed Chad Camburn, Boroughs Engineer's review letter. In the letter, it discussed the flood plain and the need to go to the zoning hearing board for it. The flood plain analysis that was conducted showed that the improvements that they are making will not affect the neighbors of the property. Mr. Clauss asked the borough if they would consider one developer's agreement and security deposit with Hatfield Township and Diddens for the entire project. The Planning Commission responded that they would check with their solicitor to see if that is allowed. Mr. Clauss asked for a discussion on whether the borough would like a fence around the retention basin, Ken Farrall replied that for safety reasons the Borough Planning Commission would like to see a fence around it. Mr. Clauss asked if the fiberglass lane delineators would be sufficient enough for the area between the driveway and the trail. Ken Farrall stated that he is fine with them going with the delineators as long as they are willing to put something else up if there is a problem.

Larry Stevens made a motion to recommend to Borough Council for preliminary approval of Diddens Plan, no waivers have been requested, they have to obtain Zoning Hearing Approval as outlined in the Borough Engineers review letter, put a note on the plan that if there was a safety issues they would removed the fiberglass lane delineators and put a fence up or similar as required by the Borough, a fence is required around the basin.

Motion: A motion was made by Larry Stevens to recommend to Borough Council for preliminary approval of Diddens Plan, no waivers have been requested, have to obtain Zoning Hearing Approval as outlined in the Borough Engineers review letter, put a note on the plan that if there was a safety issues they wuld removed the fiberglass lane delineator and put a fence up or similar as required by the Borough, a fence is required around the basin.. The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

4. Old Business:

A. Bennetts Court

Manager Snyder stated that this project is moving along, they have all utility lines in and the code department has been issuing permits for decks to be put on each individual unit.

B. 43 Roosevelt

Manager Snyder reported that they are working with the borough engineer and solicitor on a developer's agreement and security deposit.

C. 200 North Main Street

Manager Snyder stated they came and asked for two new letters of support for tax credits to move the project forward.

5. New Business:

A. 23 North Main Street, Arbor Grove Development Zoning Hearing Broad Application

Manager Snyder reported that they will have their Zoning Hearing on Wednesday, March 28th and they are moving forward with a 9-unit property.

6. Action Items:

7. Next Meeting Monday, April 22, 2024, 6:00PM

8. Motion to Adjourn

Motion: A motion was made by John Kroesser to adjourn the March 25, 2024 Planning Commission Meeting. The Motion was seconded by Michelle Kroesser and unanimously approved with a vote of 4-0.

Respectfully Submitted,
Kathryn Vlahos
Assistant to the Manager