

Orwigsburg Planning & Zoning
Meeting Minutes
September 16, 2015

The Orwigsburg Planning & Zoning Commission met on Wednesday, September 16, 2015 in Council Chambers. Chairman Darin Brensinger called the meeting to order at 7:30 pm and the Pledge of Allegiance was recited.

Attendance: Chairman Darin Brensinger, Vice Chairman Paul Bedway. Members: Jeromy Guistwite, Kay Jones. Planning Consultant Greg Stewart, Borough Manager Robert Williams & Borough Secretary Sherry Edwards.

Visitors: Chuck Welsh of 329 Laurel Rd, Jinny Jacobson of 324 Lake Front Dr, Larry Kozlowski of 319 Maple Blvd, Mary Ellen Larose of 804 Village Rd, Walt Segl of 1743 Tall Oaks Rd, Jason T. Stoudt of 356 Sculps Hill Rd, Deborah A. Hoy of 680 Kimmels Rd; Linda & Tony Rice of 660 Kimmels Rd; Gretchen Sterns Esq. of 200 Mahantongo St; Darrell Kunkel of 1010 E Market St; Dave Walasavage of 711 S Liberty St.

A motion to approve the August 19, 2015 minutes as presented was made by Kay Jones, second by Paul Bedway. Unanimous.

Public Comment

Old Business – none

New business

Blue Mountain Retirement Community

Greg Stewart updated the Commission on the proposed plan:
(Alfred Benesch, Entech Engineering and ARRO's review letters are attached to these minutes)

- Land Development Plan is being reviewed by Alfred Benesch
- Stormwater Management Plan is being reviewed by Entech Engineering
- Zoning Ordinance is being reviewed by ARRO Consulting
- Comment letters have been forwarded to the applicant for their response
- Attorney Gretchen Sterns presented a 90 day extension letter to the borough on behalf of the Rhodes Organization
- Greg reviewed the time schedule for the 90 day extension

A motion to accept the 90 day extension granted by the Rhodes Organization for the Blue Mountain Retirement Community plan was made by Jeromy Guistwite, second by Paul Bedway. Unanimous.

Attorney Sterns addressed the Commission and visitors regarding a rumor spreading throughout the borough and surrounding area that the project is being designed as Section 8 Housing. She noted that is not the case. Nothing in the plan submitted to the borough references Section 8 housing. There is no intention of switching or changing to Section 8. It is a 55 and over community, meant to be a retirement community.

Greg went over the R1 section of the Zoning Ordinance and uses that would require a special exception.

Darrell Kunkel mention that since the original plan (Pine Creek Retirement Community) was submitted, landscape has changed along with utility poles moved or missing and property lines are not matched up with physical features.

Greg noted that as the proposed plan progresses the applicant is required to submit a Certificate of Accuracy. Some of the documentation submitted is old and will require the applicant to update and resubmit such documents as:

- HOP (Highway Occupancy Permit)
- NPDES
- Stormwater

Larry Koslowski, Mayor of the Deer Lake Borough is concerned with stormwater runoff, impact on their desilting beds and how traffic will be handled. He suggested the Deer Lake Borough's engineer be kept informed as this project progresses and requested a copy of the plan submitted be forwarded to their engineer.

Greg reviewed highlighted comments from his review letter:

- The Schuylkill County Planning Commission has reviewed the plan
- Entech Engineering has submitted a letter relative to water/sewer serviceability
- ARRO is looking for clarification and justification on the additional density
- 100ft Setback clarification for structures
- Waivers and special exceptions listed on purposed plan were approved for the original plan (Pine Creek) applicant will need to resubmit those requests as Blue Mountain
- Traffic Impact Study will also need to be updated for the new plan
- Define recreation area in accordance with the Zoning Ordinance
- Parking layout design
- Lighting Plan
- Sidewalks – further discussion
- Resolve street illumination
- West Brunswick Township is reviewing plans and will forward concerns

Walt Segl noted his concerns with the traffic study;

- Left turn from Breezy Acres Rd onto E Market St/Brick Hill Rd
- Eliminate knoll at Breezy Acres Rd
- Signage within development encouraging people to use E Market St

Greg said the updated Traffic Study will reflect his concerns.

At 8:15 pm the regular meeting ended and the Commission went into a Work Session for the purpose of updating the following:

- Comprehensive Plan
- Zoning Ordinance
- SALDO
- Sidewalks
- Architectural Zoning

There being no further business the meeting was adjourned at 8:45pm.

Respectfully submitted,

Sherry M. Edwards
Borough Secretary