

Orwigsburg Planning & Zoning Commission
Meeting Minutes
August 19, 2015

The Orwigsburg Planning & Zoning Commission met on Wednesday, August 19, 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: Nick Bagdonis, Chuck Rickets, Jeromy Guistwite and Kay Jones. Planning Consultant Greg Stewart, Borough Manager Robert A. Williams and Borough Secretary Sherry M. Edwards.

Visitors: Brian Baldwin of 200 S. Liberty St; Bill Knecht of 204 S. Warren St.

A motion to approve the July 15, 2015 minutes as presented was made by Kay Jones, second by Paul Bedway. Unanimous.

Public Comment: None

Old Business

Pine Creek Life Care Community

Bob Williams started the meeting by thanking the Borough staff, Bill Knecht and ARRO Engineering for gathering and printing the Comprehensive Plan, MPC and the Blue Mountain Retirement Plans that were submitted at the August Borough Council Work Session. These items were distributed to the Commission along with the Zoning Ordinance, SALDO and the Stormwater Management Plan. CDs of the Blue Mountain Retirement Community were also made and distributed. He thanked the Commission for volunteering their time and for all their hard work and dedication and relayed Council's gratification.

Over the next few months we will be reviewing policies and procedures and make recommendations to Council. Some items to be addressed:

- Sidewalks
- Parking
- Architectural requirements
- Traffic
- Quality of Life

At the August Council meeting every member voted no on all four Pine Creek purposed amendments to the Zoning Ordinance. After the vote was over the applicant presented new plans under the name Blue Mountain Retirement Community. Plan will be reviewed based on current Zoning Ordinance, SALDO and Stormwater. At a glance the plan mirrors the Pine Creek plan other than size of parking space size is 10 x 18 which all parking is above ground, and a

stormwater drain is larger. Original plan that received conditional final approval parking was underground.

Greg pointed out this submission (Blue Mountain Retirement Community) is not a replacement submission for the Pine Creek Retirement Community. Plan is a parallel submission.

Bob reviewed councils concerns:

- R1 – High density rental apartments
- Parking – currently zoning ordinance 1.5 space per unit requirement. Minimum should be 2.5 spaces per unit.
 - Plans submitted:
 - 600+ parking spaces
 - 400 units – 2 adults per unit = 800 residents, 800 cars at least
 - FHA – 20% under 18 – very possible to have more than 2 cars per unit
 - Development should have 1,000 spaces

Greg reviewed Pine Creek & Blue Mountain

- Applicant was very clear on the Blue Mountain plan being a new submission
- Waiver requests listed on the Pine Creek plan which were granted are also the same waivers being requested on the new Blue Mountain Plan and not granted therefore waiver on the new plan would need to go through the approval process. Waivers are specific to the submission.
- Pine Creek plan received conditional final approval 12/2009
- A few items still need to be submitted to meet the 11 conditions for final approval
 - Financial Security
 - Municipal improvements agreement
 - Declaration of easements
 - Signatures, endorsement and seals not affixed on plan
 - Approved post construction Stormwater Management Agreement
 - Approved post construction Stormwater Management Operation Manuals
 - Satisfaction of open comments contained in Hanover's letter dated Oct 20th.
- To the best of Greg's knowledge the plan has not been recorded yet, still sitting under conditional final approval
- Action needs to be taken on the Blue Mountain plan in 90 days to approve or deny – by default plan is deemed approved
- The applicant does have the ability to grant an extension
- Council will need to make a decision at their October meeting
- A review took place of the original plan with the underground parking, which would allow for more parking above ground, and structures were not located within the 100 ft set-backs. HUD rules and regulations.
- Issues with emergency vehicles, trash trucks, utility vehicles having enough room to turn around instead of having to back out of the development.
- Policing the no children policy, HUD rules and regulations.
- Recommend adding sidewalks to plan
- Greg will contact PennDOT regarding the HOP for Pine Creek being accepted for the Blue Mountain plan
- A recommendation will need to be made at the September meeting

- Brian Baldwin suggests to add limitations to approvals

Revision/Review Orwigsburg Zoning Ordinance

Greg reviewed waivers, special exceptions and variances and which publications there are derived from. He also suggested the Commission review the Comprehensive Plan, Zoning Ordinance, SALDO and mark down their concerns and ideas inside the publications they received tonight.

A motion to acknowledge receipt of the Blue Mountain Retirement Community plan by McCarthy Engineering received at the August 12, 2015 Borough Council meeting and will be submitted to the Planning Engineer was made by Kay Jones, second by Chuck Ricketts. Unanimous.

At 9:35 pm there being no further business a motion to adjourn was made by Nick Bagdonis, second by Kay Jones. Unanimous.

Respectfully submitted,

Sherry M. Edwards
Borough Secretary