



West Rockhill Township

Planning Commission

Agenda

April 10, 2018

7:00 p.m.

Call to Order

1. Approval of Minutes

- February 13, 2018

2. LD 605 Kratz Major Subdivision – Preliminary/Final Plan

Location: 328 Ridge Valley Road
Zoning: RA
TMP#: 52-003-120
Applicant: Andrew Kratz
Owner: Kenneth Kratz Trust & Andrew Kratz
Rep: Kirk Clauss, Schlosser & Clauss Engineers, Inc.

3. New Business

- SALDO Corrections

4. Engineering Update

5. Old Business

- LD 595 Frankenfield – Signing of Plans

6. Public Comment – Please state name and address

Adjourn

Next scheduled meeting: May 8, 2018, 7 p.m.

**PLEASE SILENCE CELL PHONES
DURING THE MEETING**

**West Rockhill Township
Planning Commission Minutes
April 10, 2018**

Call to Order

The Planning Commission (PC) Meeting was held at the West Rockhill Township (WRT) building and called to order by Chair Chris Derstine at 7:00 p.m.

In Attendance

Chair Chris Derstine, Vice Chair Alex Ulmer, Tim Ruth, Andrew Yencha, Ben Botti, Secretary Judith Decker and Engineer Steve Baluh

Visitors Registered

Mary Ann Kratz

Approval of Minutes

Mr. Botti made a motion seconded by Mr. Yencha and carried to approve the Minutes of February 13, 2018.

LD 605 Kratz Major Subdivision – Preliminary/Final Plan

Kirk Clauss, Schosser & Clauss Engineers, presented the proposal for a 6 lot subdivision 19.4 acre lot in the RA district on Ridge Valley Road. Lot 1 would contain the existing “estate” dwelling and outbuildings on 5.43 acres, lots 2 and 4 are frontage lots of 1 acre each with lots 3, 5 & 6 as proposed lane lots of 1.20, 3.27, and 6.22 acres respectively, all to be served by on lot water and septic. The Wynn review letter dated March 26, 2018 (No. 31-291) was reviewed as follows: 1) will comply, 2) Zoning Ordinance permits up to 2 lane lots without a road. Mr. Clauss affirmed that the applicant did not want to install a road. Mr. Baluh thought a long cul-de-sac may not be desired by the Township. Discussion followed with PC favoring the retention of intact “estate” lot 1 and the lane lots in this case with a restriction from further subdivision of Lot 1. Applicant did not favor placing a deed restriction on Lot 1, 3-7) will comply, 8) waiver request for road widening, curb & sidewalk must be submitted in letter form. PC suggested a note on the plan include potential future installation of curb & sidewalk. 9) neighbor notification letters sent, 10) will comply, 11) Fee in Lieu of recreation. Township’s request for a trail easement discussed. The applicant did not want a path easement. PC will visit the site. 12-19) will comply. 20) Engineer’s comment. **Mr. Botti made a motion seconded by Mr. Ruth and carried to table the plan.**

New Business

Subdivision And Land Development Ordinance (SALDO) Corrections

Mr. Baluh explained that prior to the Township codifying the Ordinances later in 2018, he would like to correct errors and make minor modifications to the SALDO. He will prepare a draft for PC review. **Mr. Ruth made a motion seconded by Mr. Ulmer and carried to recommend that the Engineer be authorized to draft corrections and minor amendments to the Subdivision And Land Development Ordinance.**

Engineering Update: no action necessary

Old Business

LD 595 Frankenfield – Signing of Plans

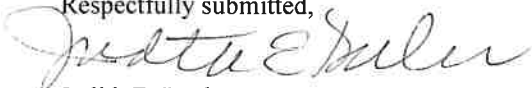
Mr. Ulmer made a motion to sign the plans for LD 595 seconded by Mr. Yencha and carried. Mr. Botti abstained.

Public Comment: none

Adjournment

There being no further business, a motion for adjournment was made by Mr. Botti seconded by Mr. Ruth and carried at 8:00 p.m.

Respectfully submitted,



Judith E. Decker
Secretary