

THESE MINUTES ARE CONSIDERED UNOFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, January 10, 2011

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Michael Hansen.

Members in attendance were: Joel Dennison, Michael Hansen, John Lombardo, Shannon Miller-Yeakel, and R. Jeffrey McGeary. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were four visitors present.

PLEDGE OF ALLEGIANCE

REORGANIZATION OF THE PLANNING COMMISSION FOR 2011

Motion was made by Mr. Dennison and seconded by Mr. McGeary to nominate Michael Hansen as Chair of the Planning Commission for 2011. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to nominate Pat Avolio as Vice-Chair of the Planning Commission for 2011. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to nominate John Lombardo as Secretary of the Planning Commission for 2011. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to set the times and dates for the 2010 Planning Commission meetings for the second Monday of each month at 7:00 p.m., with an agenda session beginning at 6:30 p.m. The aye vote on the motion was unanimous. Motion carried.

MINUTES

Motion was made by Mr. Lombardo and seconded by Ms. Yeakel-Miller to approve the minutes of the November 8, 2010 Planning Commission meeting. As Mr. Hansen and Mr. Dennison were not in attendance at that meeting, a roll call vote was taken with Mr. Lombardo voting aye, Ms. Miller-Yeakel voting aye, Mr. McGeary voting aye, and Mr. Hansen and Mr. Dennison abstaining. Motion carried.

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PINE HOLLOW SUBDIVISION REVISION

Mr. Kurpakus reported that the Board of Supervisors approved the Pine Hollow Subdivision on July 19, 2010 and the applicant is now requesting approval to modify the recording plan to further define individual conservation areas and drainage easements. He noted that no changes are proposed to the individual lot lines.

Mr. McClelland reported that the one remaining issue is that the plan indicates a 15-foot drainage easement, when 20-foot is required.

Mr. John Schleicher, Gibson Thomas Engineering, expressed his intent to revise the drawing to correct the drainage easement.

Motion was made by Mr. Dennison and seconded by Mr. McGearly to recommend to the Board of Supervisors, preliminary and final approval of the Pine Hollow Plan of Lots Revised Subdivision Plan, pursuant to Drawings RP-1 and RP-2, drawn by E.A. Thaner and dated November 24, 2010, with the condition that the drawings are revised to indicate a 20-foot drainage easement. The aye vote on the motion was unanimous. Motion carried.

WEXFORD STORAGE LAND DEVELOPMENT

Mr. Kurpakus reported that the Wexford Self-Storage, Phase 2, project includes the construction of a 18,000 square foot, free-standing, self-storage building with associated parking, stormwater management, and landscaping and proposes an ancillary use as a U-haul vehicle rental provider. He pointed out that freestanding, self-storage buildings are a Conditional Use within the C-1/TCDO Zoning District. Mr. Kurpakus reminded that Phase 1 included the construction of a 27,000 square foot storage building that was completed in 2008. Mr. Kurpakus advised that the applicant is requesting a waiver to the conditional use requirement that the development is screened on all sides and that parking areas or open storage areas be completely enclosed by fence, due to topography of the site.

Mr. John Schleicher, Gibson Thomas Engineering, reported that the submission meets the conditional use criteria other than for screening and fencing to the north and west, as their position is that the existing topography and vegetation provide for those. Mr. Schleicher then reviewed their requested modifications to not provide sidewalk fronting the development, for screening on all sides, for the parking area to be completely enclosed by a fence, and to provide bicycle parking. He explained that a payment in lieu of the sidewalk was paid for Phase 1, and that Phase 1 and 2 will share an access drive and existing topography and landscaping provide screening to the north and west sides of the development. He added that Phase 1 and Phase 2 share an access drive and parking area which will be enclosed by a fence along the north side. Finally, a donation of a bicycle rack was made to the Pine Community Center. Mr. Schleicher noted that a modification has been made to the rear of the building to provide for a fire lane, as required by Code.

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WEXFORD STORAGE LAND DEVELOPMENT (Continued)

Mr. Dennison questioned if the applicant would donate the cost of a bike rack, to which Mr. Serafini agreed. Mr. Dennison stated that better detail on the elevations was needed.

Mr. Hansen requested that copies of the Phase 1 "As Built" plan be submitted for comparison.

Mr. Schleicher agreed to provide both, as well as transparency calculations. He then clarified that the cul-de-sac was recorded and the plan does indicate that they exceed the 10-foot setback requirement.

Mr. Kurpakus advised that the cul-de-sac was not constructed and the existing drive will remain as is.

Mr. Dennison stated that he believed that would require a waiver, to which Mr. Kurpakus agreed.

Mr. Lombardo suggested that the Fire Marshal confirm that the plan now meets the fire lane requirements before the next review.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to table consideration of the Wexford Self-Storage, Conditional Use Request and Land Development Plan. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:25 p.m.