

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Secretary Kalenauskas called the roll. Members present: Chairman Fountain, Vice Chairman Douglass, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips, Commissioner Petrucci and Commissioner Germane. Also present: David Nicholson of McKenna Associates, Steve Williams of Williams and Works and Deputy ZA Lutz.

4. **APPROVAL OF JANUARY 29, 2004 SPECIAL PLANNING COMMISSION MEETING AGENDA** - Move to approve the January 29, 2004 Planning Commission Special Meeting agenda as amended. Motion Kalenauskas. Second Petrucci. Voice Vote. Motion Carried. 7-0-0.

Add as item #11a – Discussion on the cover letter for the distribution of the comprehensive plan.

5. **APPROVAL OF JANUARY 22, 2004 PLANNING COMMISSION MINUTES** – Move to approve the January 22, 2004 Planning Commission minutes as presented. Motion Douglass. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

6. **APPROVAL OF JANUARY 15, 2004 PLANNING COMMISSION MINUTES** – Move to approve the January 15, 2004 Planning Commission minutes as presented. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

7. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

OLD AND NEW BUSINESS

8. **APPLICANT: WALDEN & ASSOCIATES REZONING APPLICATION #308 REZONING FROM PDMR TO PDGC 3.15 ACRES AMENDING THE PD AGREEMENT FOR SITE PLAN #354** - Jeff Thompson was present. Move to recommend approval for Walden & Associates Rezoning Application #308 from PPDMR to PDGC on 3.15 acres amending the PD Agreement for Site Plan #354. Motion Colaianne. Second Kalenauskas. Voice Vote. Motion Carried. 7-0-0.

McKenna recommended approval in their January 14, 2004 correspondence.

9. **APPLICANT: CW DEVELOPMENT LLC REZONING APPLICATION #307 REZONE FROM PDMR / PDGC / PDRR TO PDMR IN CONJUNCTION WITH SITE PLAN APPLICATION #352 FOX RIDGE –**

10. **APPLICANT: CW DEVELOPMENT LLC SITE PLAN APPLICATION #352 ZONED PDMR FOX RIDGE CONDOMINIUMS PRELIMINARY PLAN APPROVAL -**

Wayne Perry, Sue Grissom and Nicole Jaeger were present.

Move to recommend approval of Rezoning Application #307 to rezone a large tract of land for Fox Ridge in conjunction with Site Plan #352. Motion Germane. Second Douglass.

Motion withdrawn.

Second Withdrawn.

Mr. Nicholson reviewed the application. There are two issues that need to be addressed. 1.) Is the architecture acceptable as proposed? The buildings as designed are longer and contain more units than the ordinance requires. The planned development allows the Township to determine these changes as acceptable and make such a recommendation to the Board. 2.) Grading issues – There are large trees on site and the ordinance encourages saving them. The applicant is committed to saving as many trees as possible, most likely the ones on the north site of the site. The central and south trees cannot be saved due to the need to meet the established grades on the adjoining site. It was the unanimous consensus of the Planning Commission that the size and number of units per building were acceptable under a planned development agreement.

Mr. Perry discussed the grading requirements to access the commercial site to the south from the residential area to the north. There are two access points planned and the grade has to be adjusted to make a smooth, safe transition from one to the other.

Retaining walls could be used to protect the northern trees and construction can be done without damaging them. The sedimentation pond can be adjusted to preserve another of the trees to the north. Mr. Williams agreed with the assessment of which trees can be saved.

Ms. Grissom, landscape architect for the project, stated that changing the environment surrounding mature trees usually negatively impacts the trees. They may well die in spite of efforts to save them.

Commissioner Kalenauskas suggested replacing the trees lost at a ratio of 3 to 1. The 8 mature trees shown on the plan for removal could be replaced with 3 new trees for each mature tree removed.

Trustee Phillips – Trees are a good filter for wetlands. Trees that survive well in a wet environment could be used for replanting.

Nicholson – Some of the locust trees at the entrance could be replaced with other, better trees. Ms. Grissom – The plan is to place a variety of trees with each street featuring a different tree.

Mr. Williams advised making sure the Drain Commission is aware that the PD is being done in phases.

Move to recommend approval of Rezoning Application #307 in conjunction with Site Plan Application #352 as a preliminary plan approval for CW Development LLC to rezone from PDMR/ PDGC / PDRR to PDMR with the understanding that the Planning Commission recognizes its ability to modify the design standards for architecture per Section 32.02 footnote Y of the ordinance regarding the length of the building and the common walls between units. The Planning Commission also recognizes that there are ten buildings with 12 units and twenty four buildings with 6 units as indicated on the site plan dated December 18, 2003. If substantial trees are removed, replacements will be incorporated into the final landscape plan at the time of final approval. Motion Phillips. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

Recess – 8:52 p.m.

Resume – 8:57 p.m.

11. ASSIGNMENTS OF PLANNING COMMISSIONERS FOR SITE VISIT REVIEWS – Deputy ZA Lutz will assign the site visit reviews to available members. There will be 2 for each metes and bounds application.

Commissioner Colaianne advised having a statement on the application or permit that the Township may send a representative to the site to review the application. Signing the form with this statement would be giving consent for the Township representative to come on the property.

11a. DISCUSSION OF THE COVER LETTER FOR DISTRIBUTION OF THE COMPREHENSIVE PLAN – The letter drafted by McKenna was reviewed and there were no objections. . Secretary Kalenauskas will sign it for distribution.

12. SUBCOMMITTEE DISCUSSIONS ON ZONING AMENDMENT APPLICATION #302 ARTICLE 14 RESIDENTIAL RECREATIONAL (RR) AND CAPITAL IMPROVEMENT PROJECT / PROGRAMS - Issues with RR are acreage requirements and active / passive open space.

Mr. Nicholson – Minimum acreage requirements can be difficult because as the land is developed and the size of the original parcel is reduced, it may not meet the requirements of the original zoning and can no longer use that zoning. Minimum acreage can also be abused and worked around by developers. For open space, a number of acres should be determined not a percentage of the parcel. Acreage minimums are workable for open space requirements.

Deputy ZA Lutz left at 9:10 p.m.

Mr. Nicholson left at 9:20 p.m.

Commissioner Colaianne – The recreational component of RR should be emphasized as well as active recreation on open space.

Commissioner Germane will work with Mr. Nicholson to develop draft wording on open space for RR for the February 26, 2004 meeting.

Capital Improvement Plan

Chairman Fountain – Review the sample plan distributed. Make recommendations for changes, areas that need to be addressed in the Township and funding for projects.

13. CALL TO THE PUBLIC – There being no response, the call to the public was closed.

14. COMMITTEE REPORTS

Germane – The architect for the Heritage Meadows sign has been contacted and the illumination issues resolved.

Commissioner Germane will work on the agenda for the February 19th joint meeting.

Commissioner Colaianne would like sign ordinance enforcement to be one of the items discussed with the Board.

Douglass – The Hunters Ridge access was not approved for 5 but the access issue with the wetland made it necessary to seek a variance for that access.

15. ADJOURNMENT – Move to adjourn. Motion Colaianne. Second Germane. Voice Vote.
Motion Carried. 7-0-0.

The meeting was adjourned at 9:45 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next Meeting – February 12, 2004 @ 7:30 p.m.
February 19, 2004 @ 7:30 p.m. Joint Meeting with Board
February 26 , 2004 @ 7:30 p.m.