

**BOROUGH OF SEVEN FIELDS
PLANNING COMMISSION MEETING
FEBRUARY 5, 2018**

Planning Commission Chairperson Marien Evans called the meeting to order at 6:00 pm in Council Chambers at 2200 Garden Drive, Seven Fields, PA 16046.

Borough Manager Tom Smith orchestrated the reorganization of the Planning Commission for 2018. Bill Ferguson was elected Chairperson. Suzanne Mills was elected Vice Chair.

ROLL CALL

MEMBERS PRESENT: Bill Ferguson, Marien Evans, Suzanne Mills, Gary Wojcik, Meredith Welle

MEMBER ABSENT: None

ALSO PRESENT: Borough Manager Thomas B. Smith, Borough Engineer John Balewski, Solicitor Jim Manolis

APPROVAL OF JUNE 12, 2017 MINUTES:

Upon motion of Commission Member Evans seconded by Commission Member Wojcik, the Commission unanimously voted to approve the minutes of June 12, 2017 as presented.

Borough Manager Tom Smith asked the Commission to review item #6 on the agenda first to accept zoning changes for land use.

The Borough Engineer discussed the Enclave at Highpointe Development with the members of the Planning Commission. He indicated that certain amendments to the Borough Zoning Ordinance were requested by the Developer and are necessary to enable the project to move forward. The amendments involve Section 303 Dimensional Standards (Table), Section 702 Design and Maintenance (shared parking), and Section 805 Landscaping (density) of the Zoning Ordinance. The Borough Engineer also recommended amendments to Section 302 Land Uses (Table) of the Zoning Ordinance, which are unrelated to the development, but in his opinion advisable. Two draft ordinances addressing the amendments, prepared by the Borough Solicitor were provided to the members of the Planning Commission, reviewed and discussed. The Borough Manager and Borough Engineer recommended that the Planning Commission recommend to Borough Council that the amendments to the Zoning Ordinance be adopted as presented.

Engineer Balewski stated the individual lots (61 lots – 57 of the lots are residential) of the development are to be sold. There is a shared parking requirement. Engineer Balewski said he was ok with the shared parking to maximize buildings and minimize the parking. The shared parking is for the commercial lots only. The residential lots will have two car garages and two additional parking spots on each lot for parking. There will be four parking spots per townhouse.

The developer asked for a reduction of the required trees. The developer stated larger trees will block site lines to signage. If all that is prescribed is put into the development half of it will die because it is either too close together or the growth will purge some of it out. There will be low level shrubbery to protect headlights and noise. There will be an abundance of buffering material for both light and noise; pollution in general.

The site plans were reviewed. The developer said there is sufficient parking within the development with the shared parking across the lots. A parking study was completed.

A traffic impact analysis is being performed. There was a discussion about parking and traffic.

Upon motion, duly seconded, it was then unanimously RESOLVED that the Planning Commission recommend to Borough Council that it adopt the Zoning Amendments as presented to the Planning Commission.

RESOLVED: The Planning Commission recommends that the Borough Council approve the proposed zoning changes as presented.

The developer reviewed the conceptual site plans in detail including the commercial and residential uses. The development will be constructed over two to three years. Townhouses will be 1,450 square feet to 1,800 square feet depending on the options with 2 to 3 bedrooms. The roads, the storm sewers, landscaping will be maintained by covenants/development agreements.

Engineer Balewski said some of the challenges include a putting in a tank to handle the excess water between the medical offices and the restaurant. It's being treated as one development but it will be sold as 60 lots plus the open space lot. The items on review letter are to be resolved with the developer through Engineer Balewski.

There was some discussion about the storm water plan. Engineer Balewski said there are some items that need clarification. There will be an agreement for storm water maintenance.

In response to an inquiry about lighting, the developer stated the entire usable space will have lighting. There will be post lights at the townhomes but no street lamps.

Borough Manager Tom Smith stated the borough could provide sample covenants to the HOA.

Gene O'Neill of 228 Sycamore Drive inquired about the plans for the stop sign at Sycamore and Highpointe Drive. Engineer Balewski stated the traffic impact study will provide the information that will dictate what is required at that intersection.

Sara Good of 237 Sycamore Drive stated she had an accident at Sycamore and Highpointe. The intersection is a concern.

Jeff Coleman of 108 Aspen asked if a left turn arrow will be considered. Engineer Balewski stated that will be reviewed.

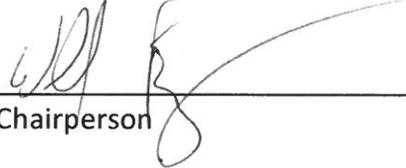
Upon a motion of commission member Bill Ferguson and a second by Suzanne Mills the following resolution was approved with a vote of 5-0.

RESOLVED: The Planning Commission is recommending approval contingent on all the comments in the review letter are addressed and the zoning changes are approved.

ADJOURNMENT:

Member Bill Ferguson motion to adjourn the meeting was seconded by member Suzanne Mills and unanimously approved. The meeting adjourned at 6:45pm.

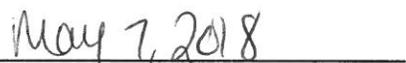
- Meeting Adjourned -



Chairperson



Vice Chairperson



Date Approved