

**TOWNSHIP OF MIDDLETOWN
PLANNING COMMISSION MEETING**

July 9, 2024

Present: Dave Beresford, Mark Bradson, Dave Decker, Doug Gramo, Jeff Koenig and Josh Neidich

Melissa Rheinstadter, Solicitor; Eric Janetka, Township Engineer; Meredith Merino, Director of Planning & Development

A. Call to Order

Chairman Mr. Decker called the meeting to order at 7:00 PM.

B. Approval of Minutes- June 9, 2024

Mr. Decker brought forth the June meeting minutes for consideration. Mr. Beresford motioned to approve the minutes as drafted; Mr. Gramo seconded the motion, and the Commission approved the minutes with a vote of 6-0.

C. NEW BUSINESS

1. *3-Lot Residential Subdivision/Land Development Plan Review
Darlington Farms, LLC
643 Darlington Road*

Stephen Wasylyszyn, Engineer for applicant explained that Mr. and Mrs. Shields own the subject property as well as the property directly to the east where they reside at 609 Darlington Road. The Shields' son is living in the existing dwelling on the property proposed to be subdivided. There is an existing gravel driveway connecting the houses at 609 and 643 Darlington, as well as an existing driveway that cuts through 643 Darlington which serves three residential properties to the north. The subject parcel is 17 acres and is surrounded on three sides by Middletown Township open space, and on the east side by the Shields property. Mr. Wasylyszyn went on to say that the property contains steep slopes, but the two sites proposed for houses contain no steep slopes. While some disturbance of steep slopes is proposed as part of the driveway construction, a steep slopes study will be prepared and submitted to the Township.

Mr. Shields is currently intending to build a house on Lot 2 for his daughter but has no plans for construction on Lot 3. Parcel A is intended to be conveyed to the Shields property at 609 Darlington to provide them an additional buffer from the new Lot 2.

Prior to submitting the current plan, there were two other plans that were submitted for staff review. The current plan was revised to comply with current zoning regulations. The lots have been tested for sewage facilities, and a clean PNDI was received today to move forward with planning module approval and the NPDES permit.

Mr. Wasylyszyn stated that he only received the Township review letter at 4:45pm yesterday which did not allow him time to respond in writing to the comments; However, the applicant intends to comply with all of the comments contained in the letter, and there is nothing contained in the review letter that will affect the plan layout. It would generally be revising the plan to add notes and details.

Mr. Wasylyszyn stated that the applicant intends to title the plan as a Preliminary/Final Plan since it is a minor subdivision, and the Subdivision ordinance does not require a two-step review process for minor subdivisions. Mr. Decker asked if this evening's presentation is an informational session then, since he doesn't feel that the Planning Commission would be prepared to make a recommendation on a Final Plan at this time, given the current absence of a written response and the number of comments that were made by the Township in the review letter.

Mr. Gramo asked if the existing driveway could be utilized to serve access to Lot 2 and questioned why a new driveway would be built to serve a lot that won't be developed immediately. Mr. Bradson followed up by asking if the existing gravel driveway will remain, and Mr. Wasylyszyn responded that it will remain and will be paved.

Mr. Janetka stated that there are currently two issues with the driveway. What is being proposed as a 16 feet wide driveway is what used to be the Township standard, but it should at least be made wider at entrance, and it should be demonstrated that an emergency vehicle is able to make the turn into the driveway and make movements freely the entire length of the driveway.

Mr. Bradson asked Mr. Janetka if he's comfortable with the Erosion & Sedimentation detail as currently provided. Mr. Janetka responded that he doesn't feel there is currently enough detail for a finished plan, but that he doesn't see anything that can't be accomplished to achieve compliance. He added that there's nothing that would change the scope, layout or end product; it is just a matter of working through the fine details and cleaning up the plan.

Ms. Rheinstadter stated that she has no major concerns at this point from a legal perspective, but that this is a good informational session until the plans can be revised.

After no further discussion, Mr. Decker made a motion to table the application review until the plans are revised and a response letter is provided. Mr. Beresford seconded the motion, and the Planning Commission voted 6-0 to table the application review.

There being no further business, the meeting was adjourned at 7:35pm.

Respectfully submitted,



Meredith Merino
Director of Planning & Development