

**TOWNSHIP OF MIDDLETOWN  
PLANNING COMMISSION MEETING**

November 13, 2018

Present: Mark Bradson, Dave Decker, Alison Hassenplug, William Moran, Greg Reitze, Peter Schettler

Donald Petrosa, Solicitor, Patrick McKenna, Special Solicitor, Eric Janetka, Engineer, Kevin Matson  
Special Engineer and Meredith Merino, Zoning Officer

**A. Call to Order**

Chairman Mr. Schettler called the meeting to order at 7:30 PM. He announced that the agenda would be amended in order to hear the Franklin Mint Residential application first.

**B. Approval of Minutes-October**

Mr. Reitze made a motion to approve the October 2018 minutes as submitted. Mr. Moran seconded this motion and the Commission approved the minutes unanimously with a vote of 5-0 with one abstention (Mr. Bradson).

**C. Old Business**

None

**D. New Business**

*1) Franklin Mint Residential Clubhouse & Pool Amendment*

Attorney Steve Polaha was present on behalf of WV-PP, owner of the Franklin Mint Development project. He explained that Council had granted conditional final approval of the residential plan in June 2018, but the applicants are now proposing an amendment to the plan for the addition of a pool and clubhouse.

Barry Archambault of Kelly & Close Engineers and Engineer for the applicant explained that the revision was within the residential project, whereby 6 townhouse units were being removed and replaced with the clubhouse and pool. The total number of units is being decreased to 267 units from 273. Mr. Archambault provided explanations for various comments that had been contained in Township Engineer Kevin Matson's review. One item that had come up early in the review process was what appeared to be a lack of parking for the clubhouse facility. The formal submission includes 25 total spaces, which adequately addresses parking to the Township staff's satisfaction.

Mr. Bradson asked whether there would be perimeter fencing around the pool, and who would have access.

Kevin McLaughlin of the McKee Group explained that the clubhouse facility would be run by the Homeowner Association and they would have complete authority in determining access, hours of

operation, maintenance responsibilities, etc. He went on to say that most residents would likely have a key FOB for the clubhouse, and there would be a 2-tiered system for pool access. The fence that is installed will meet code requirements.

Mr. Decker asked about pool maintenance and whether there would be a need for a 2<sup>nd</sup> storage building for storage of pool chemicals. Mr. McLaughlin commented that the pool will be operated by a management company that would likely have the chemicals brought in. He went on to say that the clubhouse will have a fitness room, a gathering room, a small kitchen for catering, and restroom with changing facilities.

Mr. Moran asked about the dimensions of the outdoor pool. Mr. McLaughlin stated that the pool would be 76 ft. by 30 ft. and roughly 6 ft. to 3 ft. deep.

Mr. Bradson asked about lighting, and whether there would be proper lighting during summer months, but with preventive measures in place so that the light doesn't spill onto adjacent properties. Lisa Thomas of Glackin, Thomas and Panzak explained that the applicants will be submitting lighting details along with the permit applications.

After no further comments, Mr. Moran made a motion to recommend approval. Mr. Bradson seconded the motion, subject to compliance with comments to be submitted by Tom Comitta. The Planning Commission voted 6-0 to recommend approval.

## *2) Elms at Lenni*

Mr. Reitze asked for the record to reflect that he personally knows the applicant. Adam Powell, Engineer for the applicant, Nick Bonaventure, explained that the existing lot which currently contains the fire house, a garage, and parking area is an 82,000 s.f. gross lot with 6,500 s.f. of building coverage. The application proposes 6 single-family homes. The current zoning supports ¼ acre minimum net lots. Five of the proposed lots would have access to Elm Avenue, with the sixth lot accessing Lenni Road.

In addressing the 70 comments contained in the review letter issued by Township Engineer Eric Janetka, Mr. Powell stated that all but 3 responses are "will comply." One of Mr. Janetka's comments addressed an existing sanitary sewer easement across Lot 1, and Mr. Powell indicated that the easement area had already been netted out so the lot as proposed complies with the minimum lot area requirement.

An additional issue that was raised was regarding the Right of Way width. Because the ultimate Right of Way is 60 ft., the applicant is requesting a waiver to maintain the existing 50 ft. Legal Right of Way line with a utility easement netted out. He explained that a 60 ft. Right of Way will impact several lots and PennDOT would likely never accept dedication. The waiver request is specifically to hold the Legal Right of Way to 50 ft. with an 8.5 ft. section in an easement. This easement would be located along Lenni Road for which PennDOT could maintain the storm sewer pipe and inlets.

Mr. Janetka explained that the ordinance requires a subdivision applicant to offer 30 ft. of Right of Way and the applicant is offering 25 ft. The 5 ft. waiver allows for a better lot shape and provides the minimum required lot area. The 30 ft. front yard setback is still being measured from the 60-foot ultimate Right of Way line, however, to comply in-part with the ordinance requirement.

Regarding the second waiver request, Mr. Powell explained that Lot 1 is a dual frontage lot. Per the Subdivision Ordinance, the minimum rear yard setback requirement is 70 feet. Because this requirement is contained in the Subdivision Ordinance as opposed to the Zoning Code, a waiver is being requested to maintain the existing rear yard setback of 60 feet. The applicant will plant a tree row to meet the buffer requirement.

Mr. Janetka stated that the two waivers have been submitted to the Township in writing.

Mr. Powell went on to explain another item of-note with the application which involves the Stormwater Management Ordinance. The project would remove 20% of the existing impervious surface on the site, therefore stormwater requirements are met and no prototypical underground basins are proposed. Drainage swales will be built and existing stormwater structures will be cleaned and maintained. The soil underneath the impervious surface areas will have to be mitigated and hydroseeded to ensure proper infiltration.

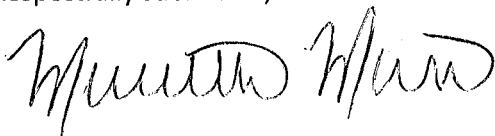
Mr. Janetka further explained that this proposal would be subject to calculations showing the post-development conditions will reduce runoff. Each point where water is concentrating on the property will need to be analyzed so as not to cause issues for down-grade properties.

Mr. Bradson asked if the Township will be receiving stormwater calculations and/or geotechnical analysis. Mr. Janetka responded that his review does request both studies, and Mr. Powell further answered that both studies will be done after preliminary approval is granted. Mr. Janetka added that it would not be unreasonable to make those studies a condition of approval.

After no further discussion, Mr. Bradson made a motion to recommend approval with the condition that a stormwater study/analysis and a geotechnical analysis be performed, and subject to all comments in Mr. Janetka's review being met. Mr. Moran seconded the motion and the Planning Commission approved it with a vote of 5-0 with one abstention (Mr. Reitze).

Mr. Schettler adjourned the meeting at 9:00 PM.

Respectfully submitted,



Meredith Merino