

REGULAR MEETING

1. CALL TO ORDER – ORGANIZATIONAL / REGULAR MEETING

The May 7, 2012 meeting was called to order at 7:32 PM by Mr. Jeff Hermann. Members Sharon Bressler, John O'Neill Kate Domico, and Bill Steudler also attended. Staff members present were Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Joe Price, CRPA Planner; and Nicole Harter, Public Works Department Secretary. The audience included Michael Pratt, Keller Engineers; Todd Giddings, Pennsylvania Ground Water Association; Mike Evanko, Evanko-Renwick Engineering; Eric Bartles and Todd Strassner, Wegmans; Asif Khatri, American Dream Home Builders; Bob Franks and Steve Augustine, Sheetz, Inc.; Dan Hawbaker and Bob Poole, Gray's Woods Partnership; Neil Tomir, Chris Russ, and H. Tomer, Campus Crest Development; Mark Torretti, Penn Terra Engineering; Tony Fruchtl, Penn Terra Engineering; and Township Residents Dale Hoffman, Rebecca Wagner, and Tyler Wagner.

2. ITEMS OF CORRECTION

Mr. Jeff Hermann announced that Discussion Item No 15 – Centre Region Comprehensive Plan Update: Review of Community Facilities and Housing Elements will not be discussed until the Work Session Meeting on Monday, May 14, 2012.

3. APPROVAL OF MINUTES

Meeting minutes from the April 2, 2012 meeting were brought before the Planning Commission for approval.

Ms. Kate Domico made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

4. PUBLIC COMMENTS

There were no public comments at this point in the meeting.

5. TEMPROARY USE PERMIT: TNT FIREWORKS

Mr. Joe Price introduced that American Promotional Events, Inc., doing business as TNT Fireworks, requests a Temporary Use Permit to conduct firework sales. TNT will be selling legal fireworks from a temporary 20' x 40' tent set up in the parking lot in front of Wal-Mart Store #1640 at 1665 North Atherton Street. Sales will occur from June 21, 2012 to July 7, 2012. The fireworks will be only Pennsylvania legal hand held sparklers and sparking devices. It was also noted that the Township received revised documentation verifying the correct size of the tent.

Permits for similar sales have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval with the condition that the size of the tent be finalized prior to issuance of a permit.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

6. **TEMPORARY USE PERMIT: THE PENNSYLVANIA GROUND WATER ASSOCIATION**

Mr. Joe Price introduced the request from the Pennsylvania Ground Water Association (PGWA) for a temporary use permit to conduct their annual Summer Field Conference in the vacant out-parcel situated directly west of the Home Depot at 2635 Green Tech Drive.

The PGWA has held a one-day outdoor field conference for each of the past ten years. The conference includes live demonstrations of drilling, casing, grouting, development, test pumping, hydrofracturing, and decommissioning. PGWA proposes to construct three temporary tent structures for the event to be held on Friday, June 15, 2012. There will be one 40' x 100' tent and two 20' x 20' foot shade canopies. These will provide a place to sit, shade, and rain protection. The tents will be set up on Wednesday, June 13, 2012 and taken down on Saturday, June 16, 2012.

Access to the site will be provided by way of Green Tech Drive. A separate parking area will be provided to rear of the site and adjacent to the I-99 corridor; therefore, there are no anticipated adverse effects to traffic circulation or access. Because the event will end at 4:00 PM, there is no lighting necessary.

Township Staff recommends approval.

Mr. Todd Giddings, Pennsylvania Ground Water Association, was present to address any comments or questions from the Planning Commission.

Mr. John O'Neill made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

7. **CAMBRIDGE CROSSINGS: LOT CONSOLIDATION**

Mr. Joe Price introduced the Lot Consolidation Plan for former lots 13R and 14R of Cambridge Crossings, located at 131 Essex Drive. These parcels are identified as 18-001-022R-0000 and 18-001-022U-0000. Lot 13RR is 1.597 acres in size and Lot 14R is 2.158 acres. The owner is proposing to consolidate the two lots to form one lot of 3.755 acres.

The properties lie within the A-1 Rural District. There is no additional construction proposed at this time and the plan conforms in all respects to the existing regulations and previously approved land development plan is applicable.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter.

Ms. Sharon Bressler made a motion to recommend approval of the Lot Consolidation Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Ms. Kate Domico. The motion passed with a vote of 5-0.

8. **WADDLE HEIGHTS II: LAND DEVELOPMENT PLAN**

Mr. Joe Price introduced the Land Development Plan for Waddle Heights II. The owner has submitted a Land Development Plan proposing to construct three buildings containing 12 townhouses. During the April 2, 2012 meeting, the Planning Commission recommended approval of a Lot Consolidation Plan pertaining to this same site. Following approval by the Board of Supervisors, this site, located in the R-3 Zoning District, will contain 1.1 acres. It is situated between Waddle Road and Weaver Street, with additional frontage along Strouse Avenue.

The dwelling units proposed represent the maximum number of units that could be constructed on the site at a minimum requirement of 3,500 square feet per unit. Currently, 1915 and 1923 Waddle Road each has a single-family dwelling located on site. These dwellings will be demolished prior to construction of the new units.

The total building area resulting from the project is 22.5% which meets the maximum permitted of 25%. An on-site stormwater pond will be utilized to manage stormwater flows.

The proposed parking meets the total parking requirements for the site of 28 spaces with two of those being for handicapped parking. Access to the site will be provided by driveways along both Weaver Street and Strouse Avenue. Lighting and landscaping shown on the plan both meet Township requirements. Proposed sidewalks provide interconnectivity throughout the site as well as connections between Waddle Road and Weaver Street.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter.

Mr. Mike Evanko, Evanko-Renwick Engineering, was present to address any comments or questions from the Planning Commission.

Though absent, Mr. Jeff Kokoskie provided comments that Mr. Jeff Hermann presented. Mr. Kokoskie expressed concern for recycling pick-up and the convenience of recycling receptacles. Mr. Hermann shared the same concern. Mr. Evanko noted that he would look at the relocation of the dumpster/recycling pads and possibly moving them to Building #2. Mr. Brent Brubaker noted that Township Staff requested a second dumpster for the site.

Another comment from Mr. Kokoskie was noting that the sidewalk along Weaver Street was not labeled on the plan. Mr. Evanko noted that he would label the sidewalk on the final plan after approval.

The Planning Commission unanimously expressed concern with parking for the site. Township Staff noted that all requirements for parking have been met.

8. WADDLE HEIGHTS II: LAND DEVELOPMENT PLAN (cont.)

Mr. Jeff Hermann made a motion to recommend approval of the Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter, labeling of the sidewalk along Weaver Street on the plan, and the relocation of the dumpster/recycling pads to a more centralized location of the site. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 5-0.

9. WEGMAN'S: LAND DEVELOPMENT PLAN

Mr. Joe Price introduced the Land Development Plan for Wegmans for its existing facility. The purpose of the plan is to add 294 square feet of outside seating along the south facing side of the building. As part of the proposal, trees will be removed from the area where seating is planned, with sidewalk being installed to provide more space for seating areas. The trees are being relocated to other locations on site to ensure that the landscaping requirement is met and other areas previously impervious will be converted to planting areas, resulting in no increase in impervious.

Although there is no net increase in impervious area as a result of the proposal, a land development plan was required in order to review various requirements pertaining to the seating, landscaping, and parking. The small addition in seating requires three additional parking spaces. However, the site already exceeds required parking by 190 spaces, so no new parking will need to be added.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter.

Mr. Eric Bartles and Mr. Todd Strassner, Wegmans, were present to address any comments or questions from the Planning Commission.

Mr. Jeff Hermann asked if the sidewalk width was going to be increased. Mr. Bartles noted that currently the width of the sidewalk is 10 feet. By adding the seven tables and three chairs per table, there would be five remaining feet of sidewalk, which is required by the Township.

Mr. Bartles noted that the reason for adding additional trees in other places on the site, is that the trees that were planted in the sidewalk are not surviving and have already been replaced several times.

Mr. John O'Neill questioned the sale of alcohol and how it would be monitored for the outdoor seating. Mr. Strassner noted that Wegman's personnel would control the sale of alcohol and monitor to make sure that it would not be consumed outside.

Mr. John O'Neill made a motion to recommend approval of the Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Bill Steudler. The motion passed with a vote of 5-0.

10. **GRAY'S WOODS: BRYNWOOD PHASE 3C: LAND DEVELOPMENT PLAN**

Mr. Joe Price noted that in continuing with further development of the Gray's Woods Planned Community, the Gray's Woods Partnership has submitted a Land Development Plan for Phase 3C of the Brynwood Community. Of the overall Gray's Woods development, Brynwood is situated furthest west along Gray's Woods Boulevard.

There are currently 87 building lots within Brynwood. Phase 3C includes 16 new lots. Included in the construction is the extension of Brynwood Drive and the extension of Glendale Drive. As per the regulations established in the Township Code for the Gray's Woods community, a mix of lot sizes and dwelling units must be achieved in addition to other standards. Brynwood is comprised of small single-family lots. Per the requirements, small single-family or medium-density multi-family lots must account for at least 25% of the total lots. Ranging in size from 7,200 square feet to 9,400 square feet, with this proposal and upon approval, Gray's Woods will now have had approved 24% of its total master planned lots within this category. The plan also meets other requirements pertaining to building coverage, impervious coverage and common open space. A current update of these requirements is provided on Sheet 2 of the plan.

Stormwater flows for the development will be directed to a large pond on proposed Lot 107. This pond area will also serve as common open space and contains two jurisdictional wetland areas. Because of the steep slopes adjacent to the pond and Glendale Drive, a pedestrian guard wall will be installed in this area. A large pond situated further to the west will also be constructed at this time. The wetland areas will be monitored on a regular basis as per the requirements of the Pennsylvania Department of Environmental Protection. This includes long-term monitoring as required per the NPDES permitting. The long-term monitoring will at first be performed by the Gray's Woods Partnership then transferred to the Homeowner's Association (HOA) over time. In accordance with the permit, the HOA will be required to mitigate any future adverse impacts to the wetlands.

Parking is provided at the required total of 32 spaces and will be located in individual garages or in driveway areas. Sidewalks will be installed according to Township standards and signage will be provided to delineate the natural areas containing the wetlands.

An important aspect to consider regarding the future construction of homes in Brynwood is that of the previously established requirement that the Gray's Woods Boulevard and Deerbrook Drive extensions be constructed as per the most recently approved revision to the Gray's Woods Master Plan recorded January 22, 2010. The Master Plan contains a note stating that no further development will be permitted until the roadway extensions are completed. The restriction on further development will be enforced by not issuing zoning occupancy permits for construction until the roads have been built as per the Master Plan.

In the Township Staff's review letter to the developer, the following comment was made:

Add a note to the plan that zoning permits will be issued for the lots shown on this plan, but will not receive final approval (occupancy permits) until Gray's Woods Boulevard is complete and open to provide access from Route 550 and Meeks Lane to the development.

10. **GRAY'S WOODS: BRYNWOOD PHASE 3C: LAND DEVELOPMENT PLAN (cont.)**

The developer's response was as follows:

We observe that Gray's Woods Partnership is indicating that they would like to discuss this particular item with Planning Commission and Board; and we therefore request that this issue be deferred to these venues.

The Township has a roadway plan on file that is consistent with the Master Plan. A subdivision plan for the purposes of creating the right-of-way for the roadways has been submitted. It should also be noted, as per the Master Plan, that the continuation of the Heritage Trail (shared used path) from Geisinger to Meeks Lane must also be completed.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter and with acceptable resolution of the discussion item regarding roadway extensions.

Mr. Dan Hawbaker, Mr. Bob Poole, Gray's Woods Partnership, and Mr. Michael Pratt, Keller Engineering, were present to answer any comments or questions from the Planning Commission.

Mr. Hawbaker provided a presentation showing the Planning Commission what the Partnership would like to propose for the next phase of Brynwood and a proposal for the Gray's Woods Boulevard extension. Due to economic constraints, the Partnership wishes to not fully build-out Gray's Woods Boulevard/Deerbrook Drive at this time. The Partnership was proposing to build 16 single-family homes and extend Gray's Woods Boulevard to the fourth round-about.

With the submission of this plan, it would require the completion of Gray's Woods Boulevard/Deerbrook Drive to Township Standards. Mr. Brent Brubaker noted this is the first time that Township Staff has heard this proposal. Up until this evening's meeting, all plans reviewed were leading to a full build-out of the roadway.

Resident Mr. Dale Hoffman raised concern for the safety of only having a one-way in/one-way out roadway in regards to an emergency response.

The Planning Commission requested some form of a temporary roadway to allow for emergency personnel to respond and to provide a gated barricade for emergency access only. The temporary roadway would provide a connection to Deerbrook Drive.

Mr. Dan Hawbaker suggested a soil stabilization roadway that is currently being used during the energy industry for roadways on the outskirts.

Mr. Jeff Hermann made a motion to recommend approval of the Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter, provide a temporary road surface from the fourth round-about to Deerbrook Drive, to allow occupancy permits to be issued for 16 single-family homes. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

11. **GRAY'S WOODS BOULEVARD AND DEERBROOK DRIVE RIGHT-OF-WAY: SUBDIVISION PLAN**

Due to the motion proposed from the Planning Commission for Brynwood Phase 3C, the Right-of-Way Subdivision Plan was not presented to the Planning Commission.

12. **SHEETZ: LOT CONSOLIDATION PLAN**

Mr. Joe Price noted that the plan is submitted for approval in order to facilitate the redevelopment of the site located at 1781 North Atherton Street, as proposed in the Land Development Plan below. The plan involves both the vacation of right-of-way for the old Clearview Avenue and the conveyance of lands from various parcels to another. There are five parcels included in the transaction noted. They are as follows:

- 18-011-001: Green Tree Commons Condominium: Common Element
- 18-011-001: Green Tree Commons Condominium: Unit #4
- 18-011-001: Green Tree Commons Condominium: Unit # 5
- 18-012-015: Sheetz Convenience Store
- 18-013-148: Centre County Housing and Land Trust

After some discussion between the Township Solicitor and the developer's attorney, it has been determined that the vacation of right-of-way as depicted on the plan will be accomplished by ordinance and a public hearing process. A public hearing will be held on a future date to be determined.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter.

Mr. Mark Torretti, Penn Terra Engineering was present to answer any comments or questions from the Planning Commission.

Ms. Sharon Bressler made a motion to recommend approval of the Lot Consolidation Plan upon completion of minor/technical items as noted on the Staff's comment letter and upon vacation of Clearview Avenue. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

13. **SHEETZ: LAND DEVELOPMENT PLAN**

Mr. Joe Price noted that this plan is submitted in conjunction with the Lot Consolidation Plan described above. This plan proposes to increase the existing Sheetz store from 4,500 square feet to 6,330 square feet. A new fuel island area is included as part of the construction.

In order to accommodate the scale of the project, the impervious area proposed meets the 75% maximum permitted. In addition, the recently adopted regulations pertaining to the use of pervious pavers in the C-1 District are implemented as part of the site design. Stormwater flows will be directed to a basin located in the southeast corner of the site with considerable attention given to preventing fuel and other potentially hazardous materials from entering the stormwater stream. The pervious pavers, located adjacent to the basin, will play an active role in stormwater management as well.

13. **SHEETZ: LAND DEVELOPMENT PLAN (cont.)**

The developer proposes to provide 38 parking stalls, which exceeds the requirement of 26 spaces. Additional spaces are available adjacent along the western property line through an easement established with the owners of those lands. The easement also provides for utility, access, and lighting encroachment. Other site amenities to be built include a rain garden for stormwater management, sidewalks, and a refuse and recycling enclosure. The proposed landscaping and lighting meet Township requirements. As part of the permitted use of permeable pavers, enhancements must be provided. An architectural fence and additional landscaping is proposed as such in this case. A retaining wall will be constructed along the extent of the stormwater basin adjacent to Woodycrest Street and North Atherton Street.

Access will be provided by way of Woodycrest Street in its current condition. Other access will be through a shared driveway at the intersection of Woodycrest Street and Clearview Avenue, and at a right-in/right-out only access at North Atherton Street. A PennDOT Highway Occupancy Permit will be required. Traffic studies for the site have already been approved by both PennDOT and the Township.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter and approval of the Lot Consolidation Plan, including the completion of the vacation of right-of-way.

Mr. Mark Torretti, Penn Terra Engineering was present to answer any comments or questions from the Planning Commission.

Ms. Sharon Bressler made a motion to recommend approval of the Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter and upon approval of the Lot Consolidation Plan, including the completion of the vacation of right-of-way. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

14. **TOFTREES TRACT 2B: THE GROVE: SUBDIVISION PLAN**

Mr. Joe Price noted that the owners for the portion of the Toftrees Planned Community referred to as Tract 2B have submitted a subdivision plan in conjunction with a land development plan for the site. Tract 2B, also formerly known as part of the Pinnacle Developments, is a portion of 18-021-012-000, is 48.067 acres in size and is situated in the PC, Planned Community and I-99 Interchange Overlay Zoning Districts of the Township. The plan proposes to create two new parcels of 14.735 acres and 13.6 acres which would be utilized by The Grove housing project to be discussed below.

The plan conforms in all respects to the existing regulations and related Master Plan standards. As noted, this plan is submitted to facilitate the future development of the site.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter.

14. TOFTREES TRACT 2B: THE GROVE: SUBDIVISION PLAN (cont.)

Mr. Tony Fruchtl, Penn Terra Engineering, was present to answer any comments or questions from the Planning Commission.

Ms. Sharon Bressler made a motion to recommend approval of the Subdivision Plan upon completion of minor/technical items as noted on the Staff's comment letter. The motion was seconded by Mr. Jeff Hermann. The motion passed with a vote of 5-0.

15. TOFTREES: THE GROVE: LAND DEVELOPMENT PLAN

Mr. Joe Price noted in conjunction with the Subdivision Plan for Tract 2B, a Land Development Plan has been submitted for the same site. The Land Development Plan illustrates a proposal to construct, over two phases, a student housing project consisting of 392 dwelling units on 28.334 acres. The use is permitted use in this district, the PC Planned Community and the I-99 Interchange Overlay Zoning Districts.

The details of the construction include 17 structures comprised of the dwelling units, a clubhouse building and a large pavilion for a total of 131,785 square feet of new construction. The plan identifies two phases of the project to occur on two separate parcels. The phasing will be discussed in detail.

As is commonly the case with planned communities, the Toftrees community must meet specific standards pertaining to a mix of dwelling units and types, common open space areas, and related building and impervious coverage limits. The proposed units make up part of the total 1,342 high density units proposed for Toftrees East as of this latest submittal. The Grove residential density is 13.8 units per acre; therefore the units are included in the established density range of 9 to 15 units per acre. Open space includes a pool, volleyball and basketball courts, a fire pit and the stormwater basin area. The development totals pertaining to these requirements are included in the updated tables shown on Sheet 2.

The total impervious area proposed is just over 42%, which is well within the maximum permitted total of 65% for this density range. Stormwater will be directed to a large basin situated north of and adjacent to I-99. The parking requirement of 902 stalls is met with 1,021 spaces being provided, which includes handicap stalls. The landscaping and lighting shown on the plan meets ordinance requirements. There are several aspects of the plan that warrant further consideration.

The I-99 contains standards that restrict development on steep slope areas. When proposed development exceeds the established limits, such as developing on any slopes greater than 25%, a report, signed and sealed by a registered engineer, must be submitted to verify that such slopes can be safely developed. That report has been prepared. The following information pertains to phasing and trip generation; and refuse and recycling matters.

15. **TOFTREES: THE GROVE: LAND DEVELOPMENT PLAN (cont.)**

Phasing and Trip Generation: As noted, the project is to occur over two phases. These phases are delineated on the plan. Representatives from CATA and Wooster Associates recently met with the developer's engineer and staff to discuss existing trip generation data relevant to Toftrees and this proposal. The developer is seeking a 41% reduction in trip generation totals based on known trip characteristics for student housing. In order for the reduction to occur, the developer must enter into an agreement with CATA to purchase and distribute bus passes to the residents of The Grove. A trip reduction allows the developer to increase the number of dwelling units versus that which would normally be permitted. In this case, trip generation is important in part as it relates to traffic impacts to the Waddle Road interchange area. Staff concurs with allowing a trip reduction; however, the developer has been informed that current trip generation data does not provide for the full build-out of Phase 2 at this time. The trips to be generated by Phase 1 do fall within the limits of a traffic study of 2008 conducted for Toftrees East. In the absence of a revised traffic study, staff cannot recommend approval of Phase 2 at this time.

Refuse and Recycling: Representatives informed the Planning Commission that they do not plan on regular collections of refuse and recycling. Residents will be responsible for bringing their own refuse and recycling to a collection area.. A single trash compactor is currently proposed near the clubhouse area. There are no other amenities shown on the plan. Staff had requested that a note be placed on the plan explaining the collection process.

As previously noted, there are parkland areas and open space areas delineated on the plan. These areas are generally consistent with the parkland and open space identified on the approved Master Plan. The Master Plan included a walkway, benches and a playworld structure to be provided. The current land development plan will provide for access to pedestrian and bicycle paths, basketball court, volleyball court, swimming pool and a clubhouse. Because this plan constitutes a revision to the Master Plan with different housing, the proposed amenities are conducive to the housing being provided.

In addition, transit service will be provided by CATA, and a bus pull-off area will be created. A variety of retaining walls will also be constructed for which additional information is forthcoming.

Township Staff has reviewed the Plan and prepared a comment letter. Upon receipt of the developer's responses, the Township Staff finds that the Plan meets all Township regulations with the condition of minor/technical items noted on the Staff's marked up comment letter, acceptable resolution to the phasing and trip generation and refuse and recycling items, Phase 2 cannot be constructed until a revised traffic study is submitted and provides verification that additional vehicle trips can be accommodate, and continued coordination with CATA to provide transit facilities and to complete an agreement for the purchase and distribution of bus passes

Mr. Tony Fruchtl, Penn Terra Engineering, and Mr. Chris Russ, Campus Crest Development was present to answer any comments or questions from the Planning Commission.

Mr. Fruchtl noted that in Phase 1 of the project, 216 units are proposed and in Phase 2 there are 176 units proposed.

15. TOFTREES: THE GROVE: LAND DEVELOPMENT PLAN (cont.)

Mr. Russ gave a presentation on Campus Crest Development and what their firm has to offer to student housing. Mr. Russ noted that they hope to have Phase 1 complete for operation in the fall of 2013.

Planning Commission members asked Township Staff about the traffic trips and the current conditions of the Waddle Road Interchange. Mr. Brent Brubaker noted that with Phase 1, traffic trips would be acceptable, but they need to have the 41% in reduction by providing the CATA bus passes.

Mr. Brubaker also noted that Note 13 on Sheet 2 needs to be revised to indicate the correct amount for the traffic mitigation fee associated with Waddle Road. The correct amount is to be \$370.22 per unit.

Mr. Brubaker asked for consideration of adding additional recycling pads. Mr. Russ noted that they could investigate into additional recycling pads, but have noted that their current process has been successful.

Ms. Sharon Bressler made a motion to recommend approval of the Land Development Plan upon completion of minor/technical items as noted on the Staff's comment letter, revision of Note 13 on Sheet 2 to correct the traffic mitigation fee, agreement with Township Staff on recycling pads, and approval of a unit count on Phase 1, as well as an adjustment to the phasing lines to reflect the unit count. The motion was seconded by Mr. Jeff Hermann. The motion passed with a vote of 5-0.

16. CURRENT WORK TASKS

There were no comments from the Planning Commission on the current work task items.

17. STATUS ON PENDING ITEMS

There were no comments from the Planning Commission on the pending work task items.

18. REPORTS

Mr. Joe Price noted that the Halfmoon-Patton Area Plan will be reviewed during the May 14, 2012 Planning Commission Work Session.

19. OTHER BUSINESS

Mr. Joe Price mentioned that workshops will be held on June 4, 2012 and June 20, 2012 at the Millbrook Marsh Nature Center from 6:00 PM to 9:00 PM. The purpose for the workshops is to present findings of the Regional Capacity Development Report..

20. ADJOURN

The meeting was adjourned at 9:50 PM.