1. **Roll Call**

Commissioners Present:  Rocco Magrino, Tom Carey, Frank Kosir  
Commissioners Absent:  John Brandstatter, Jeff Mills  
Planning Director:  Mr. Zuk  
Assistant Planner:  Mrs. Moldovan

2. **Approval of Minutes**

The Minutes were approved as submitted.

3. **Reports and Correspondence**

Tom Carey mentioned the Annual Report and how thorough and comprehensive it is.  
Ed Zuk mentioned copies of Comprehensive Plan Peters 2022 included in Docket and explained  
Commission will be referring to it a lot in the next year.  He said Planning Commission will have  
to bring it to the meetings.

4. **Plats/Site Plans filed for Review**

   a. Claypool Final Plan of Lots – 2 lot Subdivision Lindenvale Drive  
   b. Final Plan Ironwood Estates assuming Planning Commission approves the Preliminary Plan

5. **Approval of Agenda**

Approved as written.

6. **Audience Comments**

7. **Old Business:**

8. **New Business:**

   a. **Preliminary Plan Ironwood Estates ~ Boyer Road/Bebout Road**

Ironwood Estates LP, owner and developer of the proposed Ironwood Estates Plan of Lots is seeking Planning Commission Preliminary Plan approval.  
The Proposed Ironwood Estates Preliminary Plan layout includes a total of twenty one (21) lots. The property is Zoned R-1A Single Family Conventional which permits half-acre and larger single family developments as a use by right. The R-1A Zoning District Section 304; Residential District Dimensions establishes a maximum density of 1.2 lots per acre. The maximum number of lots this property could yield is 21 lots.

**Preliminary Plan Summary:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Size</td>
<td>17.66 Acres</td>
</tr>
<tr>
<td>Plan Density</td>
<td>1.2 Lots per Acre</td>
</tr>
<tr>
<td>Total New Lots</td>
<td>21</td>
</tr>
<tr>
<td>Lot Sizes</td>
<td>.5 Acres to .78 Acre</td>
</tr>
<tr>
<td>Open Space Required</td>
<td>1.47 Acres (21 Lots x .07)</td>
</tr>
<tr>
<td>Open Space Provided</td>
<td>1.65 Acres Conservation Areas A &amp; B</td>
</tr>
</tbody>
</table>
Phasing:
The Ironwood Estates Plan will be developed in one (1) phase. All infrastructure (roadways, storm and sanitary sewers, private utilities) will be constructed at the same time. All earthworks necessary to construct Lelak Lane and Ironwood Court and select building lots (Lots 1, 2, 3 and SWM Area) will be graded to balance the earthwork. The remaining lots will be graded as they are purchased and homes are ready to be constructed. All Storm Water Management and Erosion and Sedimentation Controls will be in place as part of the initial Public Improvements.
Lelak Lane and Ironwood Court will become Township public roadways. Lelak Lane is approximately one thousand three hundred (1,320) lineal feet and ironwood Court is approximately five hundred forty (540) lineal feet.

Open Space:
The total Open Space obligation for Ironwood Estates is 1.47 acres. Two (2) Open Space areas are proposed, Conservation Areas A & B. The Open Space areas are proposed to be privately owned by the Ironwood Estates Homeowners Association (HOA). Access to Conservation Area A is off Boyer Road and Conservation Area B has access to Lelak Lane between Lots 13 & 14 and Ironwood Court between Lots 8 & 9. The Open Space areas are intended to protect and preserve the Woodlands.

Storm Water Management (SWM):
The Ironwood Estates Development is located within the Peters Creek Watershed. The proposed SWM Controls for this Development (and all development within the Township) are designed to insure post development discharge is equal to or less than pre-development run-off rates. The methods to manage run-off include Infiltration Berms around the Site, a Surface Detention area near the entrance off of Boyer Road and On-Lot tanks on Lots 11 thru 19. Gateway Engineers is close to finalizing their approval of the SWM Plan.

Traffic Calming:
The Ironwood Estates Plan is utilizing a combination of Traffic Calming features including Median Islands at the entrance and intersection of Lelak Lane and Ironwood Court, and two (2) speed humps. The Traffic Calming Islands will be maintained by the HOA.

Traffic Impact Fee (TIF):
The Ironwood Estates Plan is subject to payment of a One Thousand Three Hundred Eighty Six ($1,386.00) Traffic Impact Fee (TIF) for each lot. The fee is required to be paid at the time of Building Permit approval. This is noted on the Preliminary Plan and will be clearly noted as a Condition on the Final Plan for Recording.

Front-Yard Set Back:
Council on January 27, 2014 approved the use of a thirty five (35’) foot front setback for all twenty one (21) lots. The approval was subject to establishing a Tree Conservation Easement to protect and preserve the Woodlands. Sheet No. C2.6 illustrates the location of the Easement. This Easement needs to be more clearly defined and specific requirements for tree protection must be included on the Preliminary and Final Plan for Recording.

Planning Staff suggests the following requirements be associated with the Tree Preservation Easement:
1. No trees four (4) inches in diameter or larger shall be removed without written consent of the Peters Township Council.
2. No structures shall be constructed within the Easement.
3. Only dead, dying, diseased or damaged trees that pose a safety hazard shall be removed. In addition, the limits of disturbance need to be delineated prior to any earthwork occurring on-site.

**Connectivity:**
The Plan is designed to allow for Ironwood Court to connect to Bebout Farm should it develop in the future. A fifty (50) foot wide Right Of Way (R.O.W.) will be dedicated to facilitate the future connection at the intersection of Lelak Lane and Ironwood Court. The Plan does include sidewalks on one side of the street within the Plan. The sidewalk needs to be extended to Conservation Area A along Bebout Road.

**Landscaping:**
Sheets C7.1 to C7.3 include the required landscaping. The Plan will include street trees, the SWM Basin will be landscaped and the twenty five (25) foot Farm Buffer is shown along Bebout Farm.

Rocco Magrino made a motion Council approve the Ironwood Estates Preliminary Plan subject to the following Conditions:

2. The Township assigned Lot addresses be included on the Preliminary Plan and Final Plan for Recording.
3. The Final Construction Plans include fire hydrants at the entrance and at the intersection of Lelak Lane and Ironwood Court.
4. The Preliminary Plan and all Final Plan submittals comply with Peters Creek Sanitary Authority requirements.
5. Washington County Conservation District and the DEP approve, the required NPDES Permit and Erosion & Sedimentation Control Plan.
6. DEP approve the required Sewage Facility Planning Modules.
7. The Final Plan for Recording include the maximum impervious area for each lot and a lot by lot list of storm water discharge.
8. The Preliminary Plan and Final Construction Plans include extension of sidewalk along Boyer Road to Conservation Area “A”.
9. The Preliminary Plan and Final Construction Plans include a stop sign and street sign at the Boyer Road/Lelak Lane intersection and Lelak Lane/Ironwood Court intersection.
10. The lot area of Lot 1 needs to be a minimum of Twenty three thousand seven hundred eighty (23,780) S/F.
11. The Final Plan Submittal include the HOA documents for Township review. The HOA documents clearly define maintenance responsibility for common areas (storm water management, sidewalks, median islands, etc.).
12. The HOA maintain the landscaping in the Traffic Calming Median Islands. This be noted on the Preliminary Plan and Final Plan for Recording.
13. The Tree Preservation Easement be more clearly labeled on the Final Plan for Recording. The Final Plan include clear restrictions on tree removal and construction within the Tree Preservation Easement.
14. The Open Space Area boundaries be delineated in the field.
15. The required One Thousand Three Hundred Eighty Six ($1,386.00) per lot Traffic Impact Fee (TIF) be noted on the Final Plan for Recording.
16. The Final Plan submittal include a Geotechnical Report.
17. The required Sanitary/Storm Sewer Easement required for connection to sewers in the Oak Ridge Plan be finalized prior to the Township approving the Final Plan.

18. Boyer Road be bonded for over-weight vehicles.

19. Gateway Engineers comments in their February 18, 2014 Review (all storm water related) be addressed.

20. The Final Plan include tree replacement for trees removed within the Tree Preservation Easement for installation of storm water management facilities.

21. The Conservation Easement be removed from the Ironwood Court R.O.W. that connects to the Bebout Farm property.

and which includes satisfying Gateway Engineers comments in the memo of February 18, 2014 as well as any other comments generated at this discussion. At the Final Plan the criterion for surveying the existing trees and then establishing ratios for replacing them and adding the Conservation Easement from the right of way. Remove phrase “safety hazard” from No. 3, in the Tree Preservation Easement. Seconded by Frank Kosir. Approved 3-0.

b. Fish Taco Bar and Grill Outdoor Patio ~ Donaldson’s Crossroads Shopping Center

Doreen Valentine owner of the future Fish Taco Bar and Grill (formerly Dozens Bakery) to be located in the atrium area of the Donaldson’s Crossroads Shopping Center would like to create an outdoor patio area. The atrium area of the Center is on the Northern end of the Plaza above Citizens Bank. Directly behind the restaurant space is a concrete slab with a three (3) foot plus high double brick perimeter wall.

The outdoor patio area is approximately 2100 S/F. and will have direct access from within the new restaurant. The Plan shows seating for seventy five (75) people. The total parking currently existing at the Center is One Thousand Ninety Five (1,095) spaces, Sixty One (61) spaces over the One Thousand Thirty Four (1,034) required spaces. Adequate parking exists to accommodate parking generated by the outdoor patio seating. The Building Permit application and Plans are pending Township approval.

Planning Staff Recommendation:

Planning Staff recommends the Fish Taco Bar Grill Outdoor Patio Area be approved subject to the following Conditions:

1. The patio comply with all applicable PA UCC Building Codes and a Building Permit be obtained.
2. The Patio meet all ADA accessibility requirements.

Frank Kosir made a motion to approve the outdoor patio for Fish Taco Bar and Grill subject to the Conditions set forth in Ed Zuk’s memo of February 19, 2014. Seconded by Rocco Magrino. Approved 3-0.

9. Planning Portion
a. **Increasing Planning Commission Members to seven (7)**

Section 202 of the Pennsylvania Municipalities Planning Code (PAMPC) allows for a minimum of three (3) and a maximum of nine (9) members be appointed to Planning Commission. A current member of Council has suggested that the Township consider increasing the current number of members serving on Planning Commission from five (5) to seven (7) members to avoid situations where a conflict of interest or a lack of quorums might occur.

Current Planning Commissioner, Rocco Magrino is employed by PVE Sheffler, an Engineering firm who maintains an active profile in the Township, submitting Site Plans and Subdivision Plans for Planning Commission review.

Increasing the membership to seven (7) members will require Section 1101 Township Planning Commission; of the Zoning Ordinance to be amended. Currently the Ordinance states the Commission shall consist of five (5) members. It also increases the minimum needed for a quorum from three (3) to four (4) members.

Council is requesting Planning Commissions opinion, thoughts and position on increasing the number of members serving on Planning Commission from five (5) to seven (7).

Planning Commission believes that everything is working fine, that it is a fairly new composition and needs time to see if it is working. We have a diverse group of Planning Commission members in terms of backgrounds, age ranges that encourages a diverse perspective on issues. All members of Planning Commission were unanimous in their consensus that at this time they do not believe the number of Planning Commission members need to be increased from five (5) to seven (7). Ed Zuk mentioned that a Planning Commission Meeting has only been cancelled once in his twenty five years with Peters Township due to a lack of a quorum.

b. **Nonconforming Use – Single family residence in R-2 Multi-family Zoning District**

Peters Township was recently made aware of a situation where a resident of Peters Township was denied refinancing for their home because their Single Family dwelling is considered a non-conforming use in the R-2 Multi-Family Residential Zoning District. Currently in the R-2 Zoning District a Single Family dwelling is not a permitted use, a use by special exception or a Conditional Use.

In this case a mortgage company denied the application based on; Section 1002-e; Zoning Ordinance that if the house was destroyed by casualty to the extent of seventy-five (75%) percent of the cost of construction, the house would not be permitted to be reconstructed.

This situation (Single Family Dwellings in R-2 Zones) exists on Camp Lane, Maid Marion Drive and Sheriff’s Court, affecting thirty-one (31) Single Family homes. Planning Staff is requesting Planning Commissions input on this matter. A potential solution would be to make Single Family dwellings a permitted use in the R-2 Zoning District.

Ed Zuk to check whether the Special Exception Conditional Use is an option, and he will report back to Planning Commission, if it is not Planning Staff will notify Council that we will be doing a Zoning Amendment to correct the situation.
Meeting was adjourned at 8:32 p.m.