

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

May 17, 2017 at 7:00 pm

Meeting called to order at 7:00 P.M. by Chairman Dave Etowski.

MEMBERS PRESENT: Chairman Dave Etowski, Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Paul McNemar, Kim Snelling, Charles Deprill and P. Sunny Ghai.

Township Manager Dan Olpere, Planning Director Daren Martocci, Township Engineer J. Scott Stenroos, PE, Engineer Dave J. Alban, PE and Solicitor Andrew Schantz were present.

Chairman Dave Etowski opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States.

A motion to approve the minutes of the April 19, 2017 meeting was made by Kenneth Pavkovic and seconded by Kim Snelling. Motion passed (vote was unanimous).

Plan Review:

#2233 Fogelsville Corporate Center Conceptual Plan

Bruce Anderson, The Pidcock Company

David Jaindl, Jaindl Land Company

A By-Right Sketch Plan (217 acres) was presented at a prior meeting; PC suggestion was for alternate use. Board of Supervisors recommended review to the Planning Commission for residential zoning component next to Fogelsville. A set aside industrial area would be contingent upon funding for a future Adam Road Interchange.

- David Jaindl asked for a recommendation to the Board of Supervisors that the concept makes sense in order to remand it back to the Planning Commission for consideration of the project details. The Planning Commission should make a formal recommendation to the Board of Supervisors for action.
- Andrew Schantz pointed out that we are not sure which direction the Board of Supervisors will be comfortable with.
- Paul McNemar was okay with pursuing the inclusion of a residential component and for staff to work with Applicant to determine if it will be an overlay or amendment, etc.
- Daren Martocci asked which path will this project take or should it be part of the township's new comprehensive plan?
- Charles Deprill recommended that the Applicant work with Comprehensive Plan consultant to make sure it is the right use for the Township.
- Andrew Schantz expressed concerns over traffic and the size of warehouses.
- Charles Deprill reported that the new Comprehensive Plan will look at those details as well as quality of life issues.
- Sunny Ghai questioned what is the right amount of residential development and feels that including this request in the development of the new Comprehensive Plan is the way to go.

- David Jaindl asked the Planning Commission to consider the residential component now and add the use to current zoning ordinance and remand the industrial use to the development of the Comprehensive Plan. Mr. Jaindl prefers to have a residential transitional zoning.
- Daren Martocci reported that the new Comprehensive Plan will look at transition zoning and that JMT is comprehensive plan consultant.
- Dave Etowski stated that he prefers Daren Martocci's Option #3 in his memo.
- Paul McNemar asked to consider the residential overlay and what is the appropriate process and perhaps the PC should get the Comp Plan consultant's recommendation.
- **Dave Etowski made a motion for the Planning Commission to recommend Option #3 with the Li(L) tract as the top priority which was seconded by Charles Deprill.** David Jaindl asked what is timing would be for input from the consultant?
- Daren Martocci replied that the township would have feedback in 2 months as a broad-brush review of the residential zoning component adjacent to Fogelsville.
- **Dave Etowski reported that the vote was unanimous and motion carried.**

David Jaindl indicated that he will not appear back before the Planning Commission in the next two (2) months and (1) would appreciate feedback within 2 months and (2) to be able to meet with the township staff and Comp Plan consultant.

#2235 Parkland Elementary School Sketch Plan

Terry DeGroot, Terraform Engineering

Dave Keppel, Parkland School District

Terry DeGroot described the parking layout, bus routes, field locations and school layout

Terry DeGroot also indicated that this parcel is being subdivided from two Jaindl Land Company properties

- Terry DeGroot provided the following information about this site.
 - The site is 17.5 acres.
 - Offsite Utilities:
 - Water service - from the intersection of Arrowhead Lane and Scenic View Drive.
 - Sanitary Sewer – from the intersection of Francis Lane and Scenic View Drive.
 - LPSS with pump station with potential for future development to tie-in.
 - Gas - to be extended from Arrowhead Lane.
 - Road work: – left turn lane on Twin Ponds Road for buses and cars.
 - Will have to work around the Diana Palmer property across the street.
 - Will have to work around the farmette at the Schantz/Twin Ponds road intersection.
 - Traffic study - 5 intersections; will impact Schantz/Twin Ponds/Arrowhead Lane.
 - Similar improvements as the Fallbrooke project.
 - Boundary Road Upgrade – Will widen Twin Ponds Road from school property to Schantz Road
 - Sidewalk - will be proposed along school property only.
 - Curbing – Parkland School District prefers not to have curbing.
- Right of way previously dedicated as part of subdivision (Schantz Road).

- Right of way to be dedicated along Twin Pond Road.
- Construction is expected to begin Spring 2018
 - School is anticipated to open September 2020.
- NPDES Permit will be required.
 - Detention basin to be possibly located at the baseball field or underground in bus lot.
- Staff to consist of 70 to 75 employees with 700 Students. Dave Keppel from PSD indicated that 500 students are expected for the year 2020.
- Parking was extensively discussed and Scott Stenroos asked if there will be enough parking for Meet the Teacher Night or other functions? A projection for parking demands should be provided for review. Dave Keppel from Parkland School District agreed to provide more information on event nights
- Dave Etowski stated that the bus lot has two entrances which appears nice.
- Scott Stenroos stated that a second access may be required for circulation in the car parking lot. Terry DeGroot reviewed the traffic circulation pattern. A one-way traffic pattern with additional travel lane on driveway to be reviewed as part of the traffic study.
- Dave Keppel from PSD reported that it is their intent to bus all students or have parent dropoff and pickup.
- Resident Questions
 - Is most of the student population to and from the South?
 - Jaindl elementary school had parking on Mosser Road at a recent event and agrees that more parking is needed.
 - Will a traffic light be installed at Schantz Road and Twin Ponds Road? Terry DeGroot reported that warrants for a traffic signal will be evaluated as part of the traffic study.
 - Act 537 Plan, is the building in the Act 537 plan?
 - Concerns for sight distance on Schantz Road with traffic signal and rear end accidents on Schantz Road due to the hill.
- Daren Martocci reported that this plan has not been reviewed by fire commissioner nor the PC yet.
- Dave Keppel from PSD reported that there will be a School Zone on Twin Ponds Road only.
- Dave Keppel from PSD reported that the budget for this school is \$30 to \$35 million dollars.

Dave Etowski state that this is a Sketch Plan and no motion is required at this time.

#2236 Proposed Zoning Amendment to Permit Farm Based Entertainment (Agritainment/Agritourism)

Charles Deprill made a motion to table until next month due to lack of time to review which was seconded by SunnyGhai. Dave Etowski reported that there was limited discussion at the workshop and that there is a lot of information to review. Daren Martocci stated that the Planning Commission should take a month to review and be prepared to discuss at the next workshop. The vote was unanimous and the motion carried.

Kenneth Pavkovic made motion to adjourn which was seconded by Kim Snelling. Vote unanimous. Meeting was adjourned at 8:05 PM.