

East Greenville Borough Planning Commission

January 20, 2009

Call to Order:

The January meeting of the East Greenville Planning Commission was called to order by Bob Gery at 7:02 PM.

Attendees:

Bob Gery, P.C. Member
Karen Mauer, P.C. Member
Ryan Pugh, P.C. Member

Josiah Pierson, East Greenville Borough Council
Scott McMackin, Cowan Assoc.
Mark Rober
Paul Yaskowski, Urwiler & Walter
Jim Ennis, M.C. P.C.
Jim Fry, East Greenville Borough
Liz Herman, Uninvest
Luanne Stauffer, U.P. V. Chamber of Commerce

Business

Rober Subdivision, Railroad Street

The Montgomery County Planning Commission review letter was received by all parties and reviewed as follows:

Comments:

1. Location of parking spaces: will be provided. If garages are provided in the front of the building, this is allowed to be one parking space. The other required parking space must be in the rear of the building.
2. Access to a Public Street for Lot #3: Mr. Yaskowski said this is an existing structure. The solicitors input will be needed on this item.
3. Railroad Street: a waiver will be required based upon the existing street right-of-way. The applicant will request a waiver on the fifty-foot right-of-way.
4. Street Trees: street trees will be provided.

The Cowan review letter was discussed as follows:

1. UMJA approval is required.
2. Storm water facilities: seepage pits will be installed to provide control of roof drainage. The seepage pits are proposed to have an overflow draining to the street.
3. Trees: provided.
4. Utilities: the utilities including sewer, water, electric, and stormwater are proposed to be extended.
5. Existing shed: the existing shed will be conforming after the property is subdivided.
6. Water utility details: the applicant agrees to provide a fire hydrant for the development and remove the blow-off. Details are required for the water line installation and pavement restoration. A note will be added to the plans stating that all waterlines and water services will be constructed according to East Greenville Borough standards. A one-foot minimum clearance must be maintained between the sewer and waterlines.
7. Cul-de-sac: recommending a temporary cul-de-sac. Mr. Gery polled the members for their opinions on a temporary cul-de-sac. Mr. Yaskowski proposed a turnaround on lot 2 to allow a car to turn around easily. The turnaround is proposed to measure twenty feet by twenty feet, and would be posted "No Parking". Mr. Rober suggested this turnaround be placed on lot 3. Therefore, if lot 3 would be developed in the future, the turnaround could be removed.
8. Driveway Details: will be provided.

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9. Surveying Details: the applicant should review the discrepancy between the Lettiere plan and this plan, regarding the Long Alley right-of-way.

10. M.C. Conservation District approval is necessary, and will be acquired.

The P.C. will await advice from the Solicitors office regarding the public street access question. Mr. McMackin will contact the solicitor to discuss the issue. The P.C. did not take any formal action, but will consider a recommendation for preliminary and final approval at the February meeting if all items are adequately addressed.

413 Jefferson Street – Condominium Project

No action.

Backyard Boilers and Heating Appliances

Mr. Ennis provided a sample ordinance adopted by Lower Providence Township. The P.C. reviewed and discussed the ordinance briefly and agreed to table discussion until next month.

Revitalization

The visioning meeting needs to be scheduled. Mr. Ed Buchinski offered the Grande Theater for the meeting location. A date will need to be selected. The P.C. will contact Mr. Buchinski with several dates, being March 9, 2009 or February 26, 2009. The proposed time is 6:30 PM.

Adjournment:

The meeting adjourned at 8:14 PM.