

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, DECEMBER 21, 2009**

**MEMBERS**

Tim Gaichas – Chairman  
Diane Pontoriero – Vice Chairman  
Bob Goetz – Secretary  
Jim McChesney  
Joseph Pillart

**OTHERS PRESENT**

Jeff Walzer – Building & Code Enforce. Officer  
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on December 21, 2009 at 7:00 p.m. There were four people in the audience.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve minutes from the Planning Commission Meeting of November 16, 2009. The motion was seconded by Mr. Goetz and approved by all.

**UNFINISHED BUSINESS**

Marathon Partners, L.P. – Consideration of final revised subdivision plans for Phase 3 of an approved PRD Plan in Parkview Estates. Properties situate in Zoning District “PRD” Planned Residential Unit Development within a “RA” One Acre Residential district. Revised plans dated November 30, 2009. Deemed approval date was February 13, 2010 and now has been waived by applicant.

A letter dated December 18, 2009, was recorded stating that Marathon Partners has waived its right to the 45-day approval process.

Mr. John Schleicher of Gibson-Thomas Engineering Company presented the revised plans for Phase 3 of the Parkview Estates Plan. He stated the appropriate revisions have been made and Mr. Shoup’s comments have been addressed as necessary. He pointed out that Phase 3 is in the southwest portion; there was some discussion about the road ultimately tying into Sandy Hill Road so this gives some perspective to that. After some discussion with Mr. Shoup, the only major change to the plan was the addition of the temporary asphalt turnaround or cul-de-sac.

Mr. Schleicher mentioned it was his understanding that the Clubhouse was to be in place for summer 2009; however, after speaking with Heartland Homes he was told they want to do this in conjunction with Phase 3.

The four items listed on Mr. Scott Shoup’s review letter dated December 11, 2009, were discussed as follows:

- 1) Manhole cover detail note on drawing sheet CP4 – The note on the plan should read “STORM SEWER. “

- 2) Plans for the waterline to be installed in Richland Township Community Park should be submitted to Township – These were sent to the Water Authority on December 10, 2009.
- 3) Richland Township and Deer Creek Authority must come to an agreement on ownership of off-site sanitary sewer – This is just a matter of the two authorities working this out and reaching an agreement.
- 4) Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module – This is currently being worked on.

A few other comments and questions were addressed as follows:

Mr. Gaichas asked why he opted to configure the turnaround the way he did rather than just extending it. Mr. Schleicher said it got into too much grading and more importantly there is an easement issue.

Mr. Gaichas also asked whether the turnaround depicted on the plan will be permanent or will it be removed when subsequent phases are put in. Mr. Schleicher said most likely that particular lot will remain undeveloped for a while. The depicted turnaround will be paved.

Mr. McChesney asked if the detention facility is large enough to catch future phases. Mr. Schleicher said yes, at least up to a good majority of Phase 4. There will be another facility that falls off the other way for perhaps some of Phase 4 or Phase 5.

Mr. Walzer suggested to Mr. Schleicher that he keep the Township informed regarding Deer Creek Authority. Mr. Schleicher stated that Deer Creek had a meeting scheduled that evening.

Mr. Gaichas asked if there would be an updated plan for the Supervisors regarding the Clubhouse since that was one of the selling points to the Township. Mr. Schleicher and Mr. Moersch said the plan is to install the Clubhouse with the Phase 3 development in 2010.

Mr. Goetz made a motion to recommend final approval for Phase 3 of the Parkview Estates PRD plan situated in Zoning District “PRD” Planned Residential Unit Development within a “RA” One Acre Residential district for the plans dated November 30, 2009, with the condition that the four (4) items listed in the Shoup Engineering letter dated December 11, 2009 are satisfied. The motion was seconded by Ms. Pontoriero and approved by all.

**OTHER BUSINESS**

Reminder – the January 2010 meeting will be held on the second Monday of the month due to a conflict with the Martin Luther King Holiday. The date of the meeting will be January 11, 2010.

**COMMENTS**

Ms. Pontoriero asked if the minutes of the Recreation Study are available online. Mr. Gaichas said yes they are on the Township website.

Mr. McChesney and the members of the Planning Commission wanted to thank the Board of Supervisors for the gift certificates.

There being no further business, the meeting was adjourned at 7:15 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors  
Zoning Hearing Board