

Ross Township ***Planning Commission Meeting Minutes***

June 27, 2019

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, June 27, 2019 at the Ross Township Municipal Building and called to order by Chairman Jim Wigal at 7:00 p.m.

The following members were also present: Vice Chairman John Sample, Secretary Bridget Watson O'Brien, Daniel Elder, and William Grady. Also present were PJ Murray, Solicitor, Dominic Rickert, Director of Community Development, and Matthew Bagaley, P.E., Gateway Engineers. Absent were Joseph Argenas, Jennifer Deemer, Larry Naimark, and Edward Nassan.

***It was moved and seconded that the minutes of the May 23, 2019
Planning Commission meeting be approved.
Unanimously approved.***

NEW BUSINESS

Executive Developers, LLC is requesting a modification to Ordinance Chapter 22-605.7.F requesting to permit a driveway to exceed the % slope as permitted for a proposed single family residence located at 650 Rochester Road.

***Mr. Grady made a motion, seconded by Mr. Sample to accept the Request for a
Modification to §22-605.7.F for study.
Unanimously approved.***

Chris Schmidt, Project Engineer with Hampton Tech., spoke on behalf of Executive Developers, LLC the general contracting company building the home. Mr. Schmidt stated that the plan was to use the existing driveway to access the home site. The driveway is at 22-23% slope. It was further explained that any other options to re-locate the driveway would be more evasive to the steep slopes and access via Milbert Lane would also greatly impact adjacent neighbors.

Mrs. Watson-O'Brien asked whether or not a guardrail and/or other safety measures could be utilized for the driveway. Mr. Schmidt responded that a guardrail and other items suggested by Gateway Engineers and mentioned in their review letter dated June 14, 2019.

Mr. Wigal asked Mr. Bagaley of Gateway whether he had any issues. Mr. Bagaley referenced the review letter and confirmed that the driveway was pre-existing, private and therefore didn't pose any major concerns to the Township. The concerns were primarily safety which were mentioned in the letter and discussed with the Mr. Schmidt previously. It was also confirmed that any other option would in fact be detrimental to the existing steep slopes. Mr. Wigal than asked about

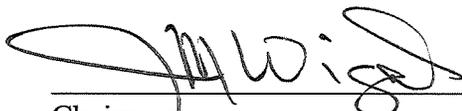
stormwater sheet flowing down the driveway and onto Rochester Road. Mr. Schmidt noted that inlets were to be located along the driveway that would convey the stormwater to the stream along Milbert with the water than ultimately out falling to Lowries Run across the street. Mr. Wigal than inquired about the location of any red beds on site. Mr. Schmidt noted his company had a geotechnical engineer on site and none were found. It was stated that total grading would be approximately +/- 3,600 cy.

Mr. Sample made a motion, seconded by Mr. Grady to recommend conditional approval of modification with approval to be granted upon the developer meeting the safety concerns per the comments in the June 14, 2019 Gateway Review Letter.

Recommended by a vote of 4-1.

Adjournment

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


Chairman


Vice Chairman

Respectfully submitted by Jessica Crawshaw