

Ross Township
Planning Commission Meeting Minutes

September 26, 2019

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, September 26, 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, Daniel Elder, William Grady, Joseph Argenas, Jennifer Deemer, and Larry Naimark. Also present were Dominic Rickert, Director of Community Development, and Matthew Bagaley, P.E., Gateway Engineers. Absent were, PJ Murray, Solicitor, Secretary Bridget Watson O'Brien, and Edward Nassan.

***It was moved and seconded that the minutes of the June 27, 2019
Planning Commission meeting be approved.
Unanimously approved.***

NEW BUSINESS

S-19-4 : Mark Purcell, owner of parcels L/B #216-L-115 Jacks Run Road, L/B #: 216-L-120, 9 McIlrath Drive and L/B #: 216-L-115, Jacks Run Road is requesting a subdivision and lot consolidation, in the R-2 Zoning District of the 6th Ward.

Mr. Purcell, owner of property addressed the board explaining the purpose for the subdivision of the lot consolidation plan. He assured the board he will take care of all issues in Gateway Engineers review letter dated September 24, 2019.

***Mr. Sample made a motion, seconded by Mr. Grady to accept the Request for a
Modification to S-19-4 for study.***

Unanimously approved.

SP-19-1 : Kossman Development Company has submitted revised Preliminary Site Plans for Approval for the proposed Mixed-Use development on property located at L/B # 611-L-0, 7910-7920 Perry Highway in a C-1 Zoning District of the 9th Ward.

Mr. Kossman addressed the board and presented the revised plans which better accommodate as many provisions of the ordinance as possible. The only additional variance required will be a small section of the access way shown on the southern buffer yard.

Mr. Sample asked Mr. Kossman how many residential units there were to which he responded that there will be 150.

Mrs. Deemer asked about the reduction of green space, and who plans to maintain the park and trails they plan to add. Mr. Kossman assured her that his organization would maintain the green space. Mrs. Deemer also brought up the concern of the coffee shop being next to a Residential area. Mr. Kossman responded that there is a 10 ft buffer as well as 10 ft from the alley. Mr. Kossman also assured the board that he will be providing a landscape buffer.

Mr. Naimark asked about the parking and the size of the spaces. Mr. Kossman said the sizes of the spots will be 9 by 18. There will be 112 parking spots for the apartment, as well as additional parking on the other side of the building.

Bill Stevens, a resident across from the development, voiced his concerns over the buffer yard. That concern was resolved with the revised plans. Gail Hischar, another resident, spoke to the board about her issues with the plan. She expressed her concerns about parking on her property if a trail is added, flooding, traffic concern, and essentially the apartment being in her backyard. Mr. Kossman responded by letting her know it would be 60 ft back from her property and would be at a higher elevation. The residents were satisfied with his responses.

Mr. Naimark made a motion, seconded by Mrs. Deemer to recommend conditional approval of the preliminary plan with final approval thereof to be granted upon a submittal of a revised plan addressing all concerns noted in Gateways review letter of September 24, 2019 except those noted as being required for final site approval.

Motion Passed 6-1 with Mr. Elder opposing

Public comments:

Mrs. Ennis along with other neighbors along Houston Rd. addressed the Planning Commission regarding parking issues with Doce Taqueria. They voiced their concerns with the dangerousness of the parking situation in the lot, as well along their street.

Adjournment

There being no further business, the meeting was adjourned at 9:00pm

Chairman

Vice Chairman

Respectfully submitted by Shannon Quigley