

**BOROUGH OF HATORO  
PLANNING COMMISSION MEETING  
MONDAY, MARCH 3<sup>rd</sup>, 2015**

PRESENT

Chairman McKnight, Members Farnen & Battis, Assistant Secretary Hegele & Engineer Dougherty.

ABSENT

Member Kline was absent.

CALL TO ORDER

Chairman McKnight called the March 3<sup>rd</sup>, 2015 meeting of the Planning Commission to order at 7:03 PM.

APPROVAL OF MINUTES

November 13<sup>th</sup>, 2015 – Member Battis motioned to approve the November 13<sup>th</sup>, 2014 meeting minutes, motion seconded by Farnen, all ayes. Motion carried.

STATION PARK VILLAGE – LOT LINE CHANGE

Engineer Dougherty stated his review letter is for the subdivision of the property and since there are no improvements at this point in the process, all stormwater issues would be addressed at that time in the process. He stated as of right now the applicant needs to submit easements and agreements to the Borough Solicitor.

Mr. Carlson presented the PC members with a letter addressing their responses to the Gilmore Review Letter. Each response was reviewed with the applicant complying. Many of the items were basic requests. Member Battis stated that he recently has been discussing this project has questions about who will review the easements, he wanted clarification if the PC reviewed. Assistant Secretary Hegele stated the easements and agreements are reviewed by the Borough Solicitor, if she had comment or changes she would address those directly with the applicant's attorney. Engineer Dougherty stated easements are not generally reviewed by the PC, he did stated that all easements will be shown on the land development plan, so there will be an opportunity for the PC to see that again.

Mr. Eric Carlson stated they have reviewed the comments from the Montgomery County Planning Commission, and the comments concerning the Access to the Regional Rail Station would be addressed later in the application process as tonight's approval is only for the minor subdivision. He stated comment #2 concerning the Subdivision boundary between Lot A & Lot B changes the course so that a large water tank is included in Lot A, the County was not sure if the tank was abandoned but has required clarification on this. Mr. Carlson stated the tank will be used as part of the fire suppression system and they would clarify that with the County.

Member Farnen recommended approval of the minor subdivision land development plan for Station Park Village, 330 S. Warminster Road, motion seconded my Member Battis, all ayes. Motion carried.

461 N. WARMINSTER ROAD – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

In attendance for this project was Charles Chelotti, P.E., Mark Hasaka, Architect and Dr. Checchio. Mr. Chelotti stated his client is not expanding for more patients they are just looking for better flow inside

the office and some parking lot improvements. Mr. Chelotti reviewed with the Planning Commission Engineer Dougherty's review letter dated 2-17-15 and the Montgomery County Planning Commission Letter dated 2-25-15. There was a discussion about the relocation of the driveway and access to and from Warminster Road. Mr. Chelotti stated that several alternatives were looked at and what they proposed was the best option. Engineer Dougherty stated a Vehicular Access Analysis will be required and that may answer many questions. He stated there are not a lot of options for the applicant but definitely was in agreement that a clear site triangle will be imperative. Chairman McKnight stated the current configuration will help with internal maneuvering. Member Farnen stated she liked the tighter driveway as it slows traffic. Engineer Dougherty stated the study will look at trips per day. Dr. Checchia stated she is open 3 days a week and one Saturday per month half day every 3 months, they have another office also.

Mr. Chelotti reviewed with the Planning Commission a list of waivers they are requesting. They are as follows:

1. §22-305.D.(3) - The locations, size, directions, and inverts elevations of sanitary sewers should be included on the Land Development Plans. The locations of existing manholes and mains are shown. However, inverts are not provided. We recommend a partial waiver from this requirement. The location of the sanitary sewer lateral should be shown on the plans.
2. §22-305.D.(6)(a) - The locations, size, species and condition of trees 6 inches in diameter or greater should be included on the plans. The Applicant has requested a waiver from this section of the ordinance.
3. §22-305.D.(9)(b) - The location and description of existing buildings and other structures less than 100 feet beyond the tract boundaries should be include on the plans. The Applicant has requested a waiver from this section of the ordinance.
4. §22-407.13.B(2) - The proposed parking lot is approximately eight (8) feet from the right-of-way line which is within the minimum required fifteen (15) foot parking lot setback. A waiver is required to permit the proposed location and configuration of the parking area.
5. §22-407.14.B & C - These sections require a minimum driveway width of twenty-six (26) feet for driveways intended for car use. According to the plans, the driveway has a proposed width of twenty-two (22) feet and should be revised.
6. §22-408.3.A - No grading may occur within five (5) feet from any property line. Grading is proposed within five feet of the side property lines. The plan should be revised or a waiver requested.

Chairman McKnight stated he believed there were enough changes to see the applicant come back especially after the Vehicular Access Analysis. Mr. Chelotti stated he was looking for approval tonight, he stated it has been a long process and this is a small business person, he was looking for any leeway.

Assistant Secretary Hegele stated this matter was going to be on Council's April agenda, 4/13 for discussion and a vote on 4/27.

Member Battis stated he is ok if everything is worked out between the Engineer/Applicant. He would like to see all applicants treated the same, he said there are bigger projects that come before the PC and let go.

Member Farnen stated overall this is a nice job, she would like to see paving reduced if not usable, and she is good with plans and what has been proposed.

Member Battis motioned to grant preliminary/final Land Development for the project at 461 N. Warminster Road subject to Borough Engineer agreement of issues raised tonight, motion seconded by Member Farnen, all ayes. Motion carried.

Member Battis announced the PC is looking for new members. He stated that he thinks it would be beneficial if someone would sit down with the new person and go over the procedures and duties of Planning Commission Member. Assistant Secretary Hegele stated that there are also classes available and the new member would be able to attend.

#### PRIVILEGE OF THE FLOOR

There was none.

#### MEETING DATE

Assistant Secretary Hegele stated at this time she has nothing for the PC, therefore there will not be a meeting in April. She will contact everyone for May 2015.

#### ADJOURNMENT

Chairman McKnight adjourned the March 3<sup>rd</sup>, 2015 meeting of the Planning Commission at 8:35 PM.

Respectfully submitted,

Diane C. Hegele  
Assistant Borough Secretary