

**BOROUGH OF HATORO
PLANNING COMMISSION MEETING
TUESDAY, MAY 5th, 2015**

PRESENT

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

ABSENT

CALL TO ORDER

Chairman McKnight called the May 5th, 2015 meeting of the Planning Commission to order at 7:10 PM.

APPROVAL OF MINUTES

March 3rd, 2015 Meeting Minutes

Member Battis motioned to approve the March 3rd, 2015 meeting minutes, motion seconded by Member Farnen, all ayes. Motion carries 4-0.

STATION PARK VILLAGE – Conditional Use Application

Chairman McKnight asked the applicant to please start with the Gilmore & Associates review letter dated 4/28/2015. There was a discussion regarding ownership of the proposed trail. Mr. Carlson responded that they are open to engage in discussions with SEPTA to make improvements but he cautioned that he cannot promise to improve another person's property. He stated PECO is in support of the conceptual trail plan along their easement but they are requesting fully engineered plans before formally agreeing.

Each number addressed in the Gilmore Letter was reviewed with most of the items noted as a will comply. Mr. Carlson pointed out that he is aware of the Elm Street Standards for the Jacksonville Road area. He stated this project is not in Elm Street and although they were asked by Elm Street to use those standards, his company may want to suggest another type of lighting.

Member Battis asked for clarification on the placement of the dumpsters. Mr. Carlson stated since they are still addressing, they may put trash out in back and have pick up in those alleys.

Member Battis stated in November 2014 the applicant stated they would not be asking for any Borough services other than police, fire & ems, he asked that the record state the Borough is not picking up trash at this development.

Mr. Carlson stated that the Woodmont project has 12 ft. alleys and they do get municipal pick up. Assistant Secretary Hegele stated Lower Moreland Township does not self-pick up trash they use a private hauler who is contracted by the Township.

There was a discussion regarding the fire department and the development. Mr. Carlson stated that the Fire Chief has the preliminary plans and will have the opportunity to comment during land development.

There was a discussion concerning children and walking to school. Mr. Carlson stated he has spoken to the School District, Director of Transportation and he is recommending middle and high school children bused and elementary school children would have to be discussed. There are many factors to consider, on street parking, an active rr crossing on Fulmor and lack of sidewalks in the immediate area. Assistant Secretary Hegele stated there is a crossing guard for the kids who walk to school at Crooked Billet as there is an active rr crossing there. This would have to be worked out with the School District, Borough and Police.

There was a brief discussion concerning a fence along the RR. Mr. Carlson stated everyone is in agreement that a safe connector is necessary but feedback received indicates no fence is needed. He stated there was a recent article in the newspaper stating that Septa is against fencing in the event of an accident, a fence prevents first responders accessing rr property to render aid. Member Battis stated he has concerns about a trail near rr, the high power lines, the suicide

by train, he would like to see a fence to keep people off the rr tracks. Engineer Dougherty stated during land development Emergency Services, Peco and Septa will all have to weigh in and provide comment.

Member Battis asked who would enforce the traffic laws in the development in particular the do not enter signs and the turning directions. He also asked about a traffic light at Warminster/Fulmor. Engineer Dougherty stated Warminster Road is a state road and they would have to meet Penndot criteria. Chairman McKnight asked if the police could issue tickets for cars who don't obey the turning signs. Assistant Secretary Hegele stated they should but she needed to clarify with Chief Gardner about enforcement from private property to Borough road since the roads in the development may not be dedicated.

The last item discussed was the auxiliary parking at the Station Park Complex. Mr. Carlson stated Station Park has more than enough parking to meet their requirements, he added there is no requirement in the ordinance they add guest parking, they are doing it to make it more attractive to buyers and also since there is added space next door. Member Battis asked where the access would be for guest parking. Mr. Carlson showed where and stated most of the guest parking would be utilized after the office park was closed for business.

Mr. Hart, Earl Lane asked if the homes would be one, two or three bedrooms. Mr. Carlson responded two or more. Mr. Hart stated that would not be enough parking, he has a twin with three bedrooms and has 4 cars. Mr. Carlson stated they are preparing with two cars per household. Mr. Hart stated each house could have a 3 maybe 4 persons living there and all could be drivers. Mr. Carlson stated they were hoping to see owners using the railroad.

Mrs. Shubick, Fulmor Avenue stated the elementary kids would have to cross the RR to go to York Road and she is concerned. Mr. Carlson stated if they are bused he was hoping the bus would stop before the RR so they do not have to cross. She asked that the kids be bused. She also stated it is too cramped in there, she has lived in Philadelphia before, and the alley needs to be bigger. She stated she does not like this.

The members asked that a memo be prepared and forwarded to Council addressing their concerns as follows:

1. Traffic Study numbers
2. Fence along RR
3. Safe route to Septa station
4. Dumpster/Trash collection
5. Curbing along Warminster Road
6. Architectural guidelines be prepared, she does not like the leeway for the builder, and she would like to see more definition.

Chairman McKnight stated there is much more to discuss and the PC would need to meet again to finish the review of this Conditional Use Application.

PRIVILEGE OF THE FLOOR

There was none.

MEETING DATE

The next meeting of the Planning Commission will be June 2nd, 2015 at 7:30 PM.

ADJOURNMENT

Chairman McKnight adjourned the May 5th, 2015 meeting of the Planning Commission at 9:40PM.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary

