

**BOROUGH OF HATORO**  
**PLANNING COMMISSION MEETING**  
**TUESDAY, JUNE 2nd, 2015**

**PRESENT**

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

**ABSENT**

**CALL TO ORDER**

Chairman McKnight called the June 2nd, 2015 meeting of the Planning Commission to order at 7:30 PM.

**APPROVAL OF MINUTES**

There were no minutes on the agenda for approval this evening.

**STATION PARK VILLAGE – Conditional Use Application**

Chairman McKnight stated the Planning Commission would be reviewing the May 21<sup>st</sup>. 2015 Traffic Study review done by Horner & Canter Associates. Engineer Dougherty stated that he has not had a chance to review, he will have it done before the Conditional Use Hearing for Council.

Member Battis stated they did a good job with the revisions and he had a few items he asked for clarification on which Attorney Garrity responded. The conclusion by all was the traffic study was not a factor in passing the project at this time. Attorney Garrity explained that if Station Park expanded to commercial for this parcel a larger building would mean more traffic, he believes that a residential development will have less impact. He stated there is not enough traffic to get PennDOT to consider a traffic light at Fulmor/Warminster Road and it also too close in proximity to the light at Warminster/Chelsea. Member Battis asked that the intersection at Warminster/Byberry be looked at for possible retiming of the lights to ease the traffic flow.

Chairman McKnight asked about fire trucks and access to the development. Member Battis stated he has concerns also. Attorney Garrity stated these items would be presented again during land development and would have to be addressed to go forward.

Member Battis questioned if there would be trash collection. Attorney Garrity stated no, private streets, private collection.

Member Battis stated he still has concerns over the fence. He is concerned over people and animals accessing the rr. There was a discussion over fencing and vegetation. Attorney Garrity stated he does not want to promise to do something when they may not be able to. SEPTA will be consulted about that matter and also the rr crossings. He stated the Borough nor the applicant has the authority to do, it has to be SEPTA and the PUC.

Member Battis asked if there would be curbs along Warminster Road. Attorney Garrity stated his applicant may ask for a waiver during land development.

Chairman McKnight addressed the Conditional Use Plan Design Guidelines for the project as presented by the applicant. Chairman McKnight stated he does not like the PECO meters in the front of the houses. Mr. Carlson stated that PECO does not like this either.

Engineer Dougherty stated #8 in the letter address front yard fences, he stated the terminology may have to be changed as the ordinance states differently. Attorney Garrity stated they will revise.

Member Farnen asked if a certain number of houses have masonry. Attorney Garrity stated they will look at this.

Member Farnen asked if they would follow the Borough ordinance on landscaping and also the Elm Street lighting plan. Mr. Carlson stated they will keep open the standards for lighting but may use an alternate standard. Engineer Dougherty stated there are two areas, Main Street and Elm Street.

Member Battis recommended that the Station Park Village Conditional Use Hearing before Council go forward with special attention given to turning radii, curbs, fence, Railroad crossing improvements and storm water management as per the Planning Commission, motion seconded by Member Farnen, all ayes. Motion carried.

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.

#### PRIVILEGE OF THE FLOOR

There was none.

#### MEETING DATE

The next meeting of the Planning Commission will be July 7<sup>th</sup>, 2015 if necessary.

#### ADJOURNMENT

Chairman McKnight adjourned the June 2nd, 2015 meeting of the Planning Commission at 8:45PM.

Respectfully submitted,

Diane C. Hegele  
Assistant Borough Secretary