

PUBLIC HEARING OF THE
CHARTIERS TOWNSHIP BOARD OF SUPERVISORS
On the Revised Tentative Plan
for the Arden Mills Planned Residential Development
June 18, 2013
6:00 p.m.

Richard Metzler – Chairman called the public hearing to order at 6:00 p.m., Tuesday, June 18, 2013. Mr. Metzler asked all present to stand for the Pledge of Allegiance.

ATTENDANCE:

Attending this evening hearing were Supervisors: A. William Kiehl; John M. Marcischak and Mr. Metzler. Additionally in attendance were: James Liekar-Solicitor; Jodi L. Noble-Township Manager; Daniel Slagle-Township Engineer; Samuel R. Stockton-Community Development Coordinator; David L. Street-Student Intern and Wendy Williams-Recording Secretary.

PRESENTATION BY THE DEVELOPER:

Mr. Metzler asked Mr. Paul Scarmazzi to make a presentation regarding the revised Planned Residential Development.

Mr. Scarmazzi: “The revisions of the plan include 136 attached condominium homes at the base of Arden Mills: 26 homes along McClane Farm Road; 81 single family homes and 21 townhomes. All utilities are present. The original plan called for 11 Acres of open space or 11% compared to the current revision which increases the green space 100%. The revision calls for a total of 262 lots (81 single family lots; 81 condominium lots; 45 townhome lots .Phase 1 and 2 are complete. Phase 3 – there are two homes remaining to be completed. Arrangements have been made by our surveyor to complete the base work which has been requested by Mr. Slagle to develop a “Correction Action Plan” along McClane Farm Road. Terms of ownership: There Homeowners Association/Condominium Association for the Villase of Arden Mills. Within the Communes, in the new sections of the PRD, there would be separate Homeowners Associations. I believe the Proposed Plan PRD is consistent with the Township’s Comprehensive Plan. This plan has increased the green space significantly.”

Mr. Metzler: “What is the length of the cul-de-sac from lower part of the Development up to the end of the cul-de-sac? What is the width of the road?”

Mr. Scarmazzi: “Twenty-four feet.”

Mr. Slagle: “Well in excess of six hundred feet.”

Mr. Metzler: “Where on that drawing would there be located an emergency section going from your Phase 6 before going into the existing Arden Mills Plan?”

Mr. Scarmazzi: “By Lot 621. It says fifty foot “Emergency Access – Gated.”

Mr. Kiehl: “By Lot 453?”

Mr. Scarmazzi: “I’m sorry. Let me back up a little bit. The plan you are looking at has it as all one phase. We actually changed it back to multiple phases so, Bill that is correct.”

Mr. Metzler: “On your drawing you show there is a road separating Lot 450 and 451. Is that for a future second entrance and egress?”

Mr. Scarmazzi: “Yes. That is the connectivity report I was referring to earlier.”

Mr. Metzler: “I thought this was all Phase 4?”

Mr. Scarmazzi: “What you are looking at is all Phase 4. There was a change in the phasing to go back to original phasing. Phase 4 would be 20 lots; Phase 5: Condo and Townhomes; Phase 6: Single family lots.”

Mr. Metzler: “Sam. Has the Planning Commission seen the switch from single Phase 4 to Phase 4, 5, and 6?”

Mr. Stockton: “No.”

Mr. Scarmazzi: “The Planning Commission never saw the switch. I think the Planning Commission saw the three phases. I don’t believe the Planning Commission saw the one as all one phase.”

Mr. Metzler: “The Emergency Access – How is that going to be configured and maintained? Is there a gate? Is there some professional grass, concrete surface for emergency personnel to cross over it? Can you give us a description as to how that is to be constructed?”

Mr. Scarmazzi: “Six years ago it was intended to be grassed to prevent drive through traffic. The most recent from the Planning Commission and the Supervisors was to have paved with an Emergency Access Gate. That Emergency Access Gate would only be available to emergency vehicles. I don’t have the design, but, that design will be incorporated into this plan.”

Mr. Slagle: “The Planning Commission reviewed the revised plan submitted May 2nd and we have provided some review comments the overall Master and again what the Developer is seeking this evening is a revision to the original Master Plan concept presented. Mr. Scarmazzi – Would you tell the audience, at the entrance of Phase 4, what was the original proposal that was approved by the Supervisors?”

Mr. Scarmazzi: “For the audience information the original proposal was for High Density Apartments that were located at the entrance way of that road. Those have since been taken out, with proposed houses.

Mr. Slagle: “We have prepared a letter, dated May 13th with some of the possible conditions suggested to the Supervisors for consideration to permit the revised Master Plan PRD.

1. Section 2 – Preliminary Plan excluding roadway entrance realignment contained in in Item B (4)
2. Article VI – Design Standards, Section 2 – Street, Comment M requesting Township Waiver for Cul-De-Sac length exceeding 600 feet.
3. Ordinance No 245 – Zoning Ordinance regarding incorporation of 50’ Perimeter Conservation Easement into the required Lot area.
4. Comments – Developer has to enter into “Development Agreement” which would also have bonds, performance bonds to protect the Township as well as the residence construction wise.

The hearing was opened to the public.

**Attorney Matt Prather
Sieberg & Associates
Representing the Developer**

“Wish to address the Engineer’s letter dated May 13th referencing Section 350-27 General Requirement for PRD which creates a Conservation Easement 50’ buffer. The Zoning Ordinance Section 350-16 setting forth definitions, provides a definition of Conservation Easements and it also provides a definition of lot area. The definition of lot area provides that the area contained within the property lines of the lot would include the area of the easement. The is a question in the Engineers letter seems to indicate the buffer area would not be included in the calculation of lot area, however, the ordinance definition lot area does include easements.”

Mr. Metzler: “What would you plan to do to prevent anyone that occupies these residences from using that area?”

Mr. Prather: “It’s not the use of the land. It’s the calculation of that lot area.”

Mr. Metzler: “If we include it in the calculation to qualify for the lot area, then it would be incumbent on the Township to enforce that fact that no one is actually using the land that incumbent the conservation area.”

Mr. Scarmazzi: “Regardless of the legality or not, this was a matter we spoke to Mr. Slagle, in Mr. Slagle’s office in April. The intention of the buffer regards to lot calculation to buffer adjacent uses. This entails the lots along North Main Street.”

**Mr. Robert Bradford
619 McClane Farm Road
Washington PA. 15301**

Mr. Bradford’s concern was the impact him on living on McClane Farm Road – the mud on the road, trucks and traffic. Another issue is the availability of future taps.

Mr. Ronald Hart
509 Fair Meadow Drive
Washington, PA 15301

“Is the number of units in the Villaes of Arden Mills 136?”

Response: Yes

How many in the new part?

Response: 100.

Barbara Bender
329 Mill Creek Lane
Washington, PA 15301

Did not understand the term green space and buffer area and could it be explained again?”

Mrs. Beverly Lavelle
Fair Meadow Drive
Washington, PA 15301

Mrs. Lavelle’s question was: “what is the anticipated time the old house will come down?”

Response: This summer.

Mrs. Judith Spina
507 Fair Meadow Drive
Washington, PA 15301

Mrs. Spina’s question was: What constitutes an emergency vehicle? What constitutes an emergency access?”

Response: Fire, Health and Safety and if two cars were on fire on Fair Meadow Drive and there was an event above there, an emergency vehicle would be able an alternate emergency access and would only available to emergency responders.

Mr. David Bier
538 Fair Meadow Drive
Washington, PA 15301

Mr. Bier’s question was “Is this new section going to have separate power meters? Are they going to be on the same power fee as we are on?”

Response: Allegheny Power provided two feeds. Once we get to the top of the hill there would be a loop there. The power feed will be on the road coming up to the plan itself.

The public hearing was closed at 6:45 p.m.

John M. Marcischak
Secretary