

PUBLIC HEARING OF THE
CHARTIERS TOWNSHIP BOARD OF SUPERVISORS
On the Revised Tentative Plan
For the Arden Mills Planned Residential Development
November 19, 2013
6:00 p.m.

Richard W. Metzler, Chairman called the Public Hearing to order at 6:00 pm Tuesday November 19, 2013, at which time he asked all present to stand for the pledge of allegiance.

ATTENDANCE:

Attending this evenings public 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; and Wendy Williams-Recording Secretary.

PRESENTATION BY THE DEVELOPER:

Mr. Paul Scarmazzi, owner of Hawthorne Partners was in attendance to present the Revised Tentative Planned Residential Development. Mr. Scarmazzi advised that to date Phases I and II have been complete with 30 and 16 acres respectfully for 136 homes and approximately 10 acres on McClane Farm Road have been developed with 26 lots. The property in question this evening contains 70 acres that remain between the two communities there. There were 179 approved dwelling units in the currently approved PRD and that has been reduced that to 100 units with the overall density reduction of 44%. Mr. Scarmazzi expressed his intention to construct carriage homes and 45 town home lots; with 21 single home family lots. The cul-de-sac length is to be 730-ft. The revision of the PRD contains four (4) phases of town home lots; cul-de-sac; and the remainder parcel of approximately 40-acres to remain undeveloped. There is a much larger green space in this plan. There are no plans for further development.

QUESTIONS FROM THE BOARD OF SUPERVISORS:

Mr. Metzler advised that on October 22, 2013 the Chartiers Township Planning Commission met and made a recommendation the Board accept this plan. The Board made note there was concern of the length of the cul-de-sac, but the Board has approved a cul-de-sac slightly longer than the 700 some feet in this plan provided it was a 24-ft. cartway and this plan does meet that. A question the Board had in general was the concern over the conservation easement and the use it in the calculation of the area of the lot size in order for the lot to be large enough to qualify for the lot and yard requirements in the zoning ordinance. We had our Solicitor and our Township Manager investigate and they determined the language in our ordinance clearly permits the use of the conservation easement in the calculation in the lot size.

PUBLIC COMMENT:

Dr. Tom Green of 273 McClane Farm Road, Washington asked how much closer the townhouses are to from McClane Farm Road as compared to the previous submission.

Mr. Scarmazzi advised that the closest home to the corner of town houses up to the corner of existing homes is approximately 300-ft.”

Mr. Metzler asked if the entrance off the main road change from the previous plans, specifically, does it move closer to McClane Farm Road or is it the same.

Mr. Scarmazzi believed it to be about the same.”

Mrs. Barbara Jones of 395 McClane Farm Road, Washington advised of some drainage issues in the plan with the running into our driveways, and with the houses back there and the natural creek, she is concerned about the drainage coming down from the hill.

Mr. Scarmazzi advised that there are detention ponds in that area to control the stormwater runoff.

Charles Scherring of 535 McClane Farm Road, Washington asked if the plan was in a flood zone.

Dan Slagle responded that there is an existing watershed that goes up McClane Farm Road and in the bottom portion there is a delineated flood plain. The Developer has done, through FEMA, a delineation of that flood to narrow it down a little bit, going through that process. He went on to advise that additional water will be generated from his development that will be discharge into that existing detention facility. However, the Developer will be constructing two (2) detentions facilities and that will hold back that water in the pond and release it at a rate to what those fields used to generate from off the hillside.

Mrs. Jean Harding, 249 McClane Farm Road, Washington asked if there will be homes on both sides of the roads and specifically if those residents on McClane Farms Road will we be looking at the back of a house or the front of a house .

Mr. Scarmazzi advised that they will see the back of the houses.

The hearing was adjourned at 6:35 p.m.

John M. Marcischak
Secretary

Wendy Williams-Recording Secretary