

COLEBROOKDALE TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES OF May 20<sup>th</sup>, 2021

The regularly scheduled meeting of the Colebrookdale Township Planning Commission was held on the above date at the Township Building and via Zoom. Chairman Ralph Vitelli called the meeting to order at 7:00 p.m. with all present at the Township Building joining in the pledge to the flag.

Members present: Chairman Ralph Vitelli, Vice-Chairman William Spade, Secretary Abigail Burger, Emma Gustafson and Craig Edgerton. The following were also present Solicitor Jeffery Karver, Township Engineer John Sartor, Engineer Joshua Hagadorn, Township CEO Paul Labe, and Township Secretary Billera-Smith. The following members were absent Gretchen Lea and Jeremy Madaras.

**MINUTES**

The January 21<sup>st</sup>, 2021 Planning Commission meeting minutes were presented to the Planning Commission Members for their review and approval. **On a motion by Abigail Burger, seconded by Craig Edgerton, the January 21<sup>st</sup>, 2021 Planning Commission meeting minutes are approved as presented. There was no other public comment. Motion carried.**

**PUBLIC PARTICIPATION**

No one addressed the members at this time.

**OLD BUSINESS**

There was no discussion for the Planning Commission.

**SUBDIVISIONS / LDPs**

**1081 W Philadelphia Avenue – Waiver of Land Development**

Mr. Alderfer was present to request a waiver of Land Development for his property where is he placing a 6ft high privacy fence and stoned area inside. Mr. Alderfer informed the Planning Commission the area will stay under 5,000 square feet. The Planning Commission confirmed with CEO Labe that the fence would be at the proper setback so there were still site lines to pull out onto Route 73 and to confirm that the amount proposed to stone is under 5,000 square feet. CEO Labe confirmed that the fence will be at the correct set back and the stoned area will remain under 5,000 square feet. **On a motion by William Spade, seconded by Craig Edgerton, the Planning Commission is recommending to the Board of Commissioners, a recommendation of waiver of Land Development for 1081 W Philadelphia Avenue with the condition that CEO Labe reviews the fence setback and the stoned area remain under 5,000 square feet. There was no other public comment. Motion carried.**

**156 S Ironstone Drive – Waiver of Land Development**

Mr. Collins was present to request a waiver of Land Development for his property at 156 S Ironstone Drive. Mr. Collins explained to the Planning Commission that he would like to rent out a building to two small local business. One business is a HVAC company and the other business is a light fabrication company. CEO Labe informed the Planning Commission he looked over the zoning regulations with Mr. Collins and there are no issue with the zoning to allow him to rent the building. CEO Labe informed the Planning Commission there is no parking issues, no earth disturbance, no customers at the location. CEO Labe will work with the property owner to make sure a possible buffer/fencing is installed for residents if needed and that there are bathroom facilities for the employee of the companies. **On a motion by Abigail Burger, seconded by Emma Gustafon, the Planning Commission is recommending to the Board of Commissioners, a recommendation of waiver of Land Development for 156 S Ironstone Drive with the condition that CEO Labe performs a formal zoning review. There was no other public comment. Motion carried.**

**Point 1 Tract (Englesville Road)**

Graf Engineering and D.R. Horton were present to provide the Planning Commission with the Sketch Plan of the Point 1 Tract (Englesville Road) property. Graf Engineering show the plan to the Planning Commission and explained that a total of 68 Twins were being proposed on the Colebrookdale Township portion of the property. The property is in both Colebrookdale Township and Douglass Township, Montgomery County. Engineer Sartor informed the Planning Commission that he noticed with the Sketch Plan just based on an informal review that current drawing does not have the roads at 36' ft. Graf Engineering is aware and plan to make the changes. Engineer Sartor informed Graf Engineer of a few items that will need to be done on the property. Those items are Recreation Fee, Traffic Impact Study, Fire Marshall Review, 100 Year Floodplain/Stormwater Review, and a formal review by the Township Engineer. Graf Engineer explained that the access will come in from Englesville Road for the Colebrookdale Township portion, the properties are at least 6,000 square feet per lot, they will have sidewalks throughout, and there is discussion to place a walking trail that will lead out to Madison Street. Solicitor Karver informed D.R. Horton that an escrow will need to be posted D.R. Horton agreed and plans to have \$10,000 in escrow with the Township at all times throughout the project. The Planning Commission took no action but is suggesting that Township Engineer begin the formal review to the Board of Commissioners. A letter will be sent to the Board of Commissioners for them to consider.

**NEW BUSINESS**

There was no discussion for the Planning Commission.

**CORRESPONDENCE**

There was no correspondence for the Planning Commission.

**DISCUSSIONS**

There were no discussions for the Planning Commission.

**ADJOURNMENT**

There being no further business, the Planning Commission **meeting adjourned at 8:04 p.m. on a motion by Abigail Burger and seconded by Craig Edgerton. Motion carried.**

Respectfully submitted,

Brittany Billera-Smith  
Planning Commission Recording Secretary

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