

Ross Township
Planning Commission Meeting Minutes

February 23, 2023

These are the minutes of the regular meeting of the Ross Township Planning Commission held on Thursday, February 23, 2023, held in person and called to order by Chairman Jim Wigal at 7:00 p.m.

The following members were also present: Bridget Watson O'Brien, William Grady, Lauren Hergert, Matthew Cory, Joseph Argenas, and Ken Petri. Also, present were Dominic Rickert, Director of Community Development, Travis Stanczyk, P.E., Gibson-Thomas Engineers, and PJ Murray, Township Solicitor. Absent was Edward Nassan.

It was moved and seconded that the minutes of the December 15, 2022, Planning Commission meeting be approved.

***Approval of secretarial bills.
Unanimously approved.***

The reorganization of the Planning Commission was conducted with the following results:

Chairman: James Wigal
Vice Chairman: William D. Grady
Secretary: Bridgette Watson-O'Brien

NEW BUSINESS:

Motion moved to accept application for study made by Bridget Watson O'Brien and seconded Joseph Argenas. Unanimously approved.

S-23-1 Subdivision Approval: Bohler Engineering, on behalf of McHenry Project Consultants is seeking subdivision approval to create 6 lots for potential sale to construct single family dwellings located at L/B #217-K-225, Towers Terrace in a R-2 district of the 7th ward.

SP-23-1 Preliminary/Final Land Development: Bohler Engineering, on behalf of McHenry Project Consultants is seeking preliminary/final site plan approval for 6 lots to be constructed located at L/B #217-K-225, Towers Terrace in a R-2 district of the 7th ward.

Mike Takas of Bohler Engineering spoke for the applicant on both projects. It was explained that they are proposing a subdivision record plan (S-23-1) to create six (6) residential lots meeting all applicable lot and setback requirements and a land development plan (SP-23-1) consisting of

grading, a detention pond, and road improvements. It was further explained that the residual lot, behind the six SFD lots, would be an area of permanent conservation never to be developed.

It was noted that a geotechnical report was not included with the application. The Planning Commission discussed moving the application forward without it or tabling SP-23-1 pending the receipt and review of an updated geotechnical report by the Township Engineers.

Mr. Joseph Argenas made a motion to table SP-23-1 pending the receipt and review of an updated geotechnical report by the Township Engineers.

Mrs. Watson O'Brien seconded.

Motion passed unanimously.

Mr. David Montgomery, Esq., questioned the Planning Commission over the application for SP-23-1 being incomplete without the required geotechnical report. The Township Solicitor, P.J. Murray, stated that was the reason the application was tabled.

Mr. Montgomery also questioned the validity of the Planning Commission in voting on a recommendation for the subdivision record plan S-23-1 as a modification was attached to the application. Mr. Montgomery also questioned the applicants legal right to access the property via an adjacent property. The Township Solicitor noted that property titles were not under the purview of the Planning Commission or the Board of Commissioners to decide. Mr. Montgomery agreed.

The Planning Commission voted to recommend approval of S-23-1 with the conditions that the applicant correct/address the comments in the Township Engineers review letters and place a note on the plan stating that the residual lot shall be conserved as is and cannot be developed.

Mr. Joseph Argenas made a motion to recommend approval of S-23-1 with the conditions that the applicant correct/address the comments in the Township Engineers review letters and place a note on the plan stating that the residual lot shall be conserved as is and cannot be developed.

Mrs. Watson O'Brien seconded.

Motion passed unanimously.

OLD BUSINESS:

S-22-7 Subdivision/Lot Consolidation Approval: Sheffler & Company, Inc. on behalf of the Sandy Hill Development is seeking subdivision and lot consolidation approval to consolidate 7 parcels and to subdivide the proposed lots located at L/B #352-P-45, 198 Oakglen Rd. L/B #352-E-120, Berwyn Rd. L/B #352-F-20, McKnight Rd. L/B #352-R-132, McKnight Rd. L/B #352-R-134, McKnight Rd. L/B #281-C-210, McKnight Rd. and L/B #281-C-191, McKnight Rd. in a R-1 district of the 8th Ward. -

SP-22-9 Preliminary Site Plan Approval: Sheffler & Company, Inc. on behalf of the Sandy Hill Development is seeking preliminary site plan approval to construct 46 single family dwellings accessed by approximately 2,050 linear feet of proposed road via an entrance located from Ilex Dr. located at L/B #352-P-45, 198 Oakglen Rd. L/B #352-E-120, Berwyn Rd. L/B #352-F-20, McKnight Rd. L/B #352-R-132, McKnight Rd. L/B #352-R-134, McKnight Rd. L/B #281-C-210, McKnight Rd. and L/B #281-C-191, McKnight Rd. in a R-1 district of the 8th Ward.-

Modification Request: Sandy Hill Development is requesting (2) modifications. Chapter 9. Grading and Excavation, SS9-110 Standards for Excavation, 5.B. Part 6. Design Standards and Improvements Specifications, SS22-603 Streets, 8. Cul-de-sac streets-

**Mr. Joseph Argenas made a motion to remove both items from table.
Mrs. Lauren Hergert seconded the motion.**

Motion passed unanimously.

John Spagnolo, of Sandy Hill Development Inc, addressed the Planning Commission regarding the additional geotechnical information provided. Mr. Travis Stanczyk, P.E., Gibson-Thomas Engineers, stated that no review was conducted on the new information as was requested by the applicant representatives.

A discussion regarding whether to vote or request an extension of time was made.

**Mr. Joseph Argenas made a motion to request from the applicant an extension of time to allow the Township Engineers to review the information and provide that review so that the Planning Commission could render a recommending vote.
Mrs. Lauren Hergert seconded the motion.**

Motion passed unanimously.

Mr. John Spagnolo granted a 60-day extension of time from the deadline for the Board of Commissioners to render a decision.

**Mr. Matthew Cory made a motion to adjourn the meeting.
Mr. Ken Petri seconded.**

Motion passed unanimously.

Adjournment

There being no further business, the meeting was adjourned at 8:25 pm.



Chairman



Vice Chairman

Respectfully submitted by Dominic Rickert