



if they were to increase the turnaround to 50 feet would that impact lot 6. C. Ricardo stated that upright curb is required per the SDDL ordinance, and they are requesting a waiver to have a Belgian block curb, which there are concerns over. C. Ricardo stated that Belgian block is very difficult to maintain. C. Ricardo stated that Magnolia Reserve has Belgian block curbing. R. Griffith asked if these streets are intended to be private or dedicated. C. Ricardo stated that they are anticipated to be dedicated Township roads. B. Hoffman stated that he thinks the street addressing should be consistent with the neighboring development since the roads are aligned at Seven Stars Road. C. Ricardo stated that the numbering of the home addresses will be coordinated in consultation with the 9-1-1 Center. Members also generally agreed that guest parking is a concern. C. VanHise stated that there are two car garages and parking is proposed on either side of the road.

A. Hodge stated that the design of the community is inconsistent with the neighboring community in that the other development is set further back from Seven Stars Road and in this proposed development the homes are concentrated toward the front of this property. A. Hodge stated that there is also concern regarding the lot size being significantly smaller than the neighboring development. R. Griffith is interested in ensuring that there is ample useable open space on the property. R. Griffith stated that currently all the open space is situated toward the periphery of the development and the prior sketch plans had more green spaces in and around the homes. B. Hoffman asked about the ability for the lots to have accessory structures and things such as pools. C. Ricardo agreed and stated that currently some of the lots are shown in the perimeter buffer which would significantly limit the ability of these lots to install any accessory structures which are prohibited in these buffer areas.

Members suggested the Applicant might reconsider the concept of extending the cul-de-sac bulb past the pipeline easement, which might allow room to move the lots away from the road and additional areas for open space. B. Hoffman suggested the Applicant might coordinate with the adjacent Vincent Mennonite Church to arrange for emergency access should there be a pipeline emergency impacting the homes on the cul-de-sac. C. Ricardo stated she would coordinate the Applicant reaching out to the church to try and make that arrangement for a future submission.

There was no further discussion. No action was taken.

## **B. Zoning Hearing Application – 558 Ridge Avenue**

A. Hodge stated that the applicants are Jay & Patricia Kalbach of 558 Ridge Avenue, Spring City, PA 19475. A. Hodge stated that the property is in the Rural-Conservation (RC) Zoning District. A. Hodge is appealing the decision of the Zoning Officer and seeking a variance from Section 27-803.1.B(7) of the Zoning Ordinance to allow 29.7% impervious coverage for the installation of a pool and related improvements. A. Hodge stated that the Zoning Hearing application identifies an area of land designated as dedicated open space for the benefit of the neighboring Haverfield subdivision. A. Hodge stated that the Township was instrumental in completing this development when the developer went bankrupt during initial construction, and the County subsequently improperly took the open space and sold it as part of a surplus property sale. A. Hodge stated that regardless of the current ownership, the recorded plans for Haverfield identify this property as open space and the Township has an obligation to ensure its use remain in accordance with the recorded final plans. C. Ricardo stated that the homeowners of 558 Ridge Avenue are stating that they have been maintaining the area adjacent from their property which is the open space and therefore they should be allowed to use that lot apart of their acreage. C. Ricardo stated that the open space properties for Haverfield were never properly recorded. A. Hodge stated that he feels this is a very

obvious “no” that they cannot use land that isn’t theirs to improve their property. A. Hodge stated that they will forward their comments to the Zoning Hearing Board.

**5. Miscellaneous Discussion:**

**A. Accident at Stony Run Road and W. Bridge Street:**

A. Hodge stated that there was a vehicle accident at the intersection of Stony Run Road and W. Bridge Street today involving a bus full of kids and another drive. A. Hodge stated that is a very dangerous intersection and asked if anything could be done on the Township’s end to improve the safety at the intersection. C. Ricardo stated that the Board of Supervisors has a similar concern and asked the Township to investigate it immediately. C. Ricardo stated that the Board will be requesting a safety study from PennDOT to look at needed improvements, with more information to come.

Motion to adjourn the meeting at 8:18 PM.

Moved: B. Hoffman

Second: R. Roeger

Vote: Unanimous

Respectfully submitted,

Rachael Griffith, Secretary