

Tinicum Township Planning Commission

Minutes of Meeting, July 26, 2016

The meeting was called to order at 7:41PM by John Cole. Present were Cole, Duval, Casola, Bickford and Dotti. Absent were Aherne and McNeill.

Motion by Cole; seconded by Casola, to approve the minutes of May 10, 2016. All in favor

Motion by Cole; seconded by Casola, to approve the minutes of May 24, 2016. All in favor

Motion by Cole; seconded by Casola, to approve the minutes of June 21, 2016. All in favor. Dotti abstained.

Dwayne Fitz, 254/256 Geigel Hill Road, Upper Black Eddy, presented a request for variance from Article IV, Section 400.3, for a dimensional variance to reduce the side yard from 50' to 10' to permit the relocation of the lot line between Tax Map Parcel Nos. 44-015-024 and 44-015-024-001.

Dwayne Fitz referred to a "Sketch Plan for Fitz Properties" prepared by Dennis Litzenger dated March 15, 2016, and stated that the proposal was to move the lot line 50' in favor of 44-015-024 and closer to 44-015-024-001. The single shared driveway opening would remain on 44-015-024, and an easement would permit access over this shared driveway for 44-015-024-001. Starting 50 feet from the road a branch from the shared driveway would serve 44-015-024-001. Fitz stated the existing macadam servicing the accessory buildings in the area to be conveyed would be removed. Fitz stated the intention of the lot line change was to make the side yard for both lots more conforming, and to make more sensible layout. At present both lots are owned by members of the same family, but Fitz stated the proposed layout would make it more amenable in future for unrelated parties to own these lots.

The Planning Commission reviewed the criteria for variance approval under 1405(c), finding reason to recommend approval of variance under 1,2,3,4, and 5, noting that the lot line change made 44-015-024 more conforming, and that although a shared driveway remained, the amount of shared driveway was much reduced.

Motion by Cole to recommend approval of the variance. Seconded by Dotti . All in favor.

The Planning Commission heard an application for conditional use from Keith Goggin, 62 Municipal Road, Pipersville, 44-022-040, according to Article VIII, Section 806(d), to construct a circular driveway and modify the existing driveway to reduce width and remove other impervious features in the Critical Recharge Overlay District.

Dotti stated that in the Zoning Officer, Rich O'Brien's opinion a conditional use is not required under Ordinance 161, because the Zoning Officer interprets that one driveway for every 600 feet is a requirement for the number of driveway openings per total road frontage, and since the total road

frontage here exceeds 2000 feet for the 3 openings proposed, no conditional use under Ordinance 112 is required. Dotti noted that the the practice of the Planning Commission has been to interpret this language differently, and if in future the intention of the Planning Commission and Supervisors is to trigger a conditional use under Ordinance 161 for driveways on the same lot that are closer than 600 feet, the language of this Ordinance should be clarified.

Keith Goggin referred to a "Site Permit Plan" prepared by Crews Surveying dated June 15, 2016, Goggin stated the purpose of the proposed circular driveway is to provide access to the front door of the residence, which is not easily served from the existing driveway. Goggin stated the existing driveway to the north, which leads to the barn and the side entrance of the residence, would be reduced in width.

Mr. Manwaring, the contractor, stated the slope in the area of the proposed driveway did not exceed 5%, answering a concern from the Planning Commission that the new driveway should be in conformance to Ordinance 112 and SALDO, especially in regard to the maximum slope permitted at the driveway opening to the road.

Chief Sabath stated that a sight distance of at least 200 feet was obtained in either direction from both proposed new driveway openings.

Dotti noted that under the Critical Recharge Overlay, even considering the new impervious surface of the proposed driveway, impervious surface still totals less than 1% of the total lot size of 46.49 acres.

Bickford expressed concern that the new construction should not damage existing shade trees along the road, by damaging roots within the circumference of the dripline.

Motion by Dotti; seconded by Casola, to recommend approval of the conditional use, under these conditions: the requirements of Ordinance 112 be observed; the requirements of SALDO should apply; and the applicant should notify Soil Conservation District.

Dotti reminded the Planning Commission that a member of the Planning Commission should be appointed secretary for the purpose of recording minutes. No member of the Planning Commission was willing to accept this appointment. Bickford stated that the production of minutes was a lengthy process and he did not have the time. Dotti agreed to serve as Planning Commission secretary provisionally, until another member is willing to serve.

Meeting was adjourned at 9:35PM

Vincent J, Dotti, Planning Commission Secretary.