

Rice Township Planning Commission

Annual Report dated 2/20/2019

For the Calendar Year 2018

The Rice Township Planning Commission typically meets on the 4th Wednesday of the month at 7:00 PM at the Township Building, 3000 Church Road, Mountaintop. November and December meeting dates are moved to avoid conflicts with Thanksgiving and Christmas. The Commission does not meet if there is no agenda item to consider.

During 2018, the Commission met 11 times, with the following outcomes:

January – At the reorganization meeting, Ray Fedor was elected to the position of Chair; Tom Romanyshyn was elected to the position of Vice-Chair. At its regular meeting, the Commission received and discussed a presentation by Presidential Lands regarding the Woodberry Manor Planned Residential Development (PRD).

February – Reviewed the process of a PRD, noting that a public hearing will be held on April 3rd as required. Presidential Lands presented their proposal for the PRD. Dean noted that the 4 properties which would not be served by public water/sewer could not be included in the PRD. Their exclusion required a recalculation of the number of units in the proposal. The Township reimbursed Presidential Lands for the reduction in proposed units.

March – Reviewed Presidential Land's updated PRD which included the removal of the 4 lots that could not be served with public water and sewer and reduced the number of units to 197. Discussed phasing and timetables that needed to be included in the plans. After discussion, the Commission moved to recommend to the Board of Supervisors granting tentative approval of the PRD conditioned on meeting the issues as discussed with the developer with a Township Engineer sign off.

April – Confirmed that the Board of Supervisors had granted tentative approval of the PRD with conditions. Also heard the official presentation of Jennifer's Way, a single phase project, which followed up informational discussion in 2017. The developer offered to extend the 90-day period if needed.

May – Received an update on Jennifer's Way, and concerns were expressed about the cul-de-sac length exceeding SALDO limits, among other issues.

June – Reviewed an update on Jennifer's Way, noting that the shortening of the cul-de-sac met the Ordinance. A discussion of stormwater management issues resulted in scheduling a working session with the Supervisors and the developer on July 3rd.

July – Reviewed the proposed Steinbrenner Minor Subdivision. After discussion, the Commission adopted a motion to recommend approval by the Board of Supervisors conditioned on the removal of the marked access road connected to Burma Road.

August – Extended the 90-day period for Jennifer’s Way. Presidential Lands noted that they would want to reduce number of twins in order to increase their lot sizes slightly and change to 4 phases over 17 years. As requested by the Supervisors, the traffic study was presented. Lengthy discussion was held concerning the desired secondary access on Heslop Road versus residents who do not believe the traffic study is accurate and sufficient. The Commission recommended approval of the Steinbrenner Minor Subdivision to the Board of Supervisors after confirming that the marked access road to Burma Road was removed.

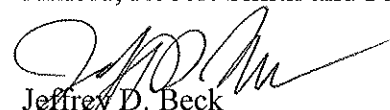
September - Reviewed the resubmission of Jennifer’s Way with curbing and stormwater management as requested at the Supervisor’s working session. Walked through all outstanding items in order to close them by the October meeting. The Commission adopted a resolution to recommend approval of Jennifer’s Way to the Board of Supervisors conditioned on all outstanding items being cleared. After discussion, the Commission requested that Presidential Lands respond to list of resident questions regarding the Heslop Road traffic study.

October- Heard resident opposition to the proposed secondary access road to Heslop Road. Issues included the condition and width of the road, sight lines, signage, and projected traffic volume. The secondary access road is projected to be installed beyond 10 years in the future. Planning Commission Member and Vice-Chair of the Board of Supervisors Rick Arnold explained the time frame of the secondary access installation and the overall benefit to Township residents. He noted that a rebuild of Heslop would be prohibitively expensive for little benefit to the Township population. The Commission acknowledged that only a few outstanding items remained concerning Jennifer’s Way. Once resolved, the recommendation for tentative approval of Jennifer’s Way by the Board of Supervisors could move forward.

December – Approved 2019 meeting dates and received a letter from resident and former Supervisor George Venesky expressing opposition to the secondary access road to Heslop Road as presented by Presidential Lands.

There was no further business to come before the Commission in 2018.

Respectfully submitted on behalf of Chair Ray Fedor, Vice-Chair Tom Romanyshyn, Richard Arnold, Robert Smith and Paul Ward, Commissioners:


Jeffrey D. Beck
Secretary