

KIDDER TOWNSHIP BOARD OF SUPERVISORS

Public Hearing

Thursday – August 18, 2016

Chairman Tom Bradley called the Public Hearing of the Kidder Township Board of Supervisors to order at 6:30 P.M. on Thursday, August 18, 2016 at the Kidder Township Municipal Building, Lake Harmony, PA.

ROLL CALL: Township Manager Lisa Klem, Secretary Suzanne Brooks, Supervisors Bradley, Berger, Franzosa, LaFond, Pieri, and Attorney Dan Miscavige were present.

Chairman Bradley announced that this public hearing was advertised in the Times News on August 3, 2016 and August 10, 2016. The purpose of this hearing is to discuss an amendment to the Willowbrook Planned Residential Development. He then turned the meeting over to Attorney Miscavige.

Attorney Miscavige submitted comments that were received by the Township Supervisors dated August 1, 2016 from Ralph Lennon, Fire Chief of Lake Harmony Volunteer Fire Company as Township Exhibit #1.

Comments dated August 2, 2016 from the Township Engineer, ARRO Consulting, were submitted as Exhibit #2.

A draft of the minutes from the Kidder Township Planning Commission meeting that was held August 3, 2016 was submitted as Exhibit #3. They show that a motion was made and seconded to recommend tentative plan approval conditional upon a change in the amenities plan. The change is for the amenities to be erected earlier so that no question exists as to the intention or the ability of the developer to complete them. Also, detail needed to be added to the planned Trail system as well as a satisfactory response to the Township Engineers' comments previously submitted.

Attorney Miscavige asked Kidder Township Planning Commission member Larry Polansky, present in the audience, if he had anything additional to add. Mr. Polansky was in agreement with the comments from the draft of the planning minutes.

AUDIENCE PARTICIPATION:

Larry Polansky, member of the Kidder Township Planning Commission, commented on the amenities and the timing of them being put in place. He asked if it can be considered for a convenience store in the area to be included in the overall plans and about their decision to participate in the Emergency Services program that was described to them during the planning commission meeting.

Robert Dobosh, member of the Kidder Township Planning Commission, commented that he looked at the revised plans that included the trail plans, of which details, such as the width, need to be addressed.

Ralph Lennon, Fire Chief of Lake Harmony Volunteer Fire Company, suggested that the width of the trails be able to accommodate an A.T.V. for the purpose of emergency access.

Len Tiscio, Lake Harmony, asked that the Trails be A.D.A. accessible.

Tom Yashinsky, ARRO Consulting and Engineering, had nothing additional to add.

Joseph Mongeluzi, Momenee Inc., explained the history of Willowbrook and the construction of the first 6 buildings. He added that because of the expiration of permits their task is to re-permit the original project as well as obtain a NPDS permit. This will increase the buffering area, infiltrate groundwater/stormwater and limit the amount of runoff from the site. Because of these changes, the placement of some of the buildings on the plans had to be changed.

Mr. Mongeluzi continued adding that the construction timeline is to build one (1) building per year. As the project progresses, the extension/paving of the roadways and expansion of the sewer /water will occur, along with installation of the stormwater. In the phasing schedule it shows a total buildout by 2028.

Mr. Mongeluzi pointed out the proposed location of the trails on the presented maps. Mr. Bradley asked if the proposed trails, which will connect to others in the Township, will be for public use. Mr. Mongeluzi confirmed that they will be.

Supervisor LaFond, inquired on the proposed 9-hole golf course that was included in this plan and what effects will it have on the neighboring 27-hole golf course.

Shane Rensmon, Stabilis Capitol Management, commented that they have been in contact with the Split Rock Country Club and it is not recommended, but keeping it a possibility if the situation changes to the positive and integrate them.

Mr. Polansky asked for a schedule of the amenities. Mr. Rensmon commented that the amenities will be added after the first four (4) buildings are completed in order to be able to support them as well as the cost for operation and maintenance. He pointed out that the location of the proposed amenities on the plans is far away from the current buildings and at this time use the available fields on Moseywood. The proposed amenities would be in place by year six (6), 2023.

Mr. Dobosh asked if the access road off of Moseywood Road by the gate house could be used as a truck entrance/route for supplies and deliveries during construction. Mr. Rensmon confirmed that it would.

Discussion was heard from the audience on the amenities that are available now being overstressed. Also, perhaps the possibility of swimming pools, gym, club house or community center for people to congregate. Mr. Rensmon commented that there is land set aside for future projects where this may be possible.

The Meeting was adjourned at 6:55 P.M.