

**Minutes**  
**CECIL TOWNSHIP PLANNING COMMISSION**  
**April 16<sup>th</sup>, 2015 - 7:00 p.m.**

**I. Call to order**

The Cecil Township Planning Commission met on Thursday, April 16, 2015, at 7:00 P.M. The members in attendance were as follows: Joe Stewart, David Coldren, Eric Sivavec and Jason Krut. Walter Krasneski was noted as absent. Others in attendance included Joseph Sites from The Gateway Engineers, Bruce Bosle, Director of Zoning from Cecil Township, and interested parties.

**II. Approval of Minutes**

- March 19, 2015
- Motion: Mr. Coldren  
Second: Mr. Sivavec  
**Aye:** Mr. Stewart, Mr. Coldren, Mr. Sivavec  
**Abstain:** Mr. Krut

**III. Old Business**

- No old business

**IV. New Business**

**1. Application #2015-0009 – Steele Subdivision No. 2 – (Subdivision)**

- **Applicant:** HMT and Associates
- **Location:** Papp Road – R-1 Zoning District

Mr. Krut made a motion to approve the Steele Subdivision No. 2. The motion was seconded by Mr. Sivavec.

**Aye:** Mr. Stewart, Mr. Coldren, Mr. Sivavec, Mr. Krut

**2. Application #2014-0027 – Crown Castle (Conditional Use)**

- **Applicant:** Crown Castle
- **Location:** 78 Lewicki Road – Parcel ID# 140-010-00-00-0009-00, C-1 Zoning District

Mr. Dennis Sluciak, of 47 Grudevich Road, stated his concerns with having the new cell tower constructed adjacent his property. Discussion followed concerning the role and duties of the Planning Commission.

The Conditional Use was previously approved by the Planning Commission on February 19, 2015. No further action required on application.

**3. Application #2014-0028 – Crown Castle (Subdivision)**

- **Applicant: Crown Castle**
- **Location: 78 Lewicki Road – Parcel ID# 140-010-00-00-0009-00, C-1 Zoning District**

Mr. Sivavec made a motion to approve the Crown Castel Subdivsion. The motion was seconded by Mr. Krut.

**Aye:** Mr. Stewart, Mr. Coldren, Mr. Sivavec, Mr. Krut

**4. Application #2014-0029 – Crown Castle (Site Plan/Land Development)**

- **Applicant: Crown Castle**
- **Location: 78 Lewicki Road – Parcel ID# 140-010-00-00-0009-00, C-1 Zoning District**

Mr. Coldren made a motion to approve the Crown Castle Site Plan/Land Development contingent upon the completion of the items listed in The Gateway Engineers' letter dated April 15, 2015. The motion was seconded by Mr. Sivavec.

**Aye:** Mr. Stewart, Mr. Coldren, Mr. Sivavec, Mr. Krut

**5. Application #2015-0008 – McConnell/Fisher/Rodgers - Rezoning**

- **Applicant: NVR**
- **Location: McConnell Road – Parcel ID#s 140-006-00-00-0049-00 / 140-006-00-00-061, R-1 Low Density Zoning District to R-2 Medium Density Residential Zoning District**

Andy Hutchinson of NVR and Grant Shiring of PVE Sheffler presented the conceptual plan that includes 293 D.U. consisting of single-family lots, duplexes and townhomes, to be located along McConnell Road. The plan will require the rezoning of the entire property from R-1 to R-2. Mr. Bosle advised the Planning Commission that he is meeting with Olsen & Associates, tasked with updating the Township Comprehensive Plan, to review the conceptual plan. Comments will be forwarded to the Commission. No action is required at this time.

**V. Ordinances and Amendments**

- No presentations

**VI. Correspondence and Announcements**

- No correspondence

**VII. Discussion**

- Barbara Hamilton of Maple Ridge Drive asked if there was a schedule for the development of Maple Ridge Phase 6, or if there were plans to revise the subdivision plan. Mr. Bosle stated that the Developer is under a Developer's Agreement to complete the project; however, there is no specific timeframe. Mr. Bosle stated that if the Developer decides to revise the subdivision plan, it must be presented to the Planning Commission and Township for approval.

**VIII. Adjournment**

8:30 P.M.