

**MINUTES**  
**CECIL TOWNSHIP PLANNING COMMISSION**  
**June 16, 2016 - 7:00 p.m.**

**I. Call to order**

The Cecil Township Planning Commission met on Thursday, June 16, 2016, at 7:00 P.M. The members in attendance were as follows: Walter Krasneski, Joe Stewart, David Coldren and Jason Krut. David Martincic was noted as absent. Others in attendance included Dan Deiseroth from The Gateway Engineers, Bruce Bosle, Director of Zoning from Cecil Township, Christopher Voltz (Solicitor) and interested parties.

**II. Approval of Minutes**

- May 19, 2016
- Motion: Mr. Stewart  
Second: Mr. Coldren  
Aye: Mr. Stewart, Mr. Coldren, Mr. Krut  
Abstain: Mr. Krasneski

**III. Old Business**

- No old business

**IV. New Business**

**1. Application #2016-0013 - Crown Castle (Conditional Use)**

- **Applicant: Crown Castle**
  - Location: 455 Hahn Road - Parcel ID# 140-13-00-0012-05 - R-1 Zoning District
- Mr. Coldren made a motion to approve the Crown Castle Conditional Use contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 14, 2016. The motion was seconded by Mr. Stewart.  
Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut

**2. Application #2016-0016 - Crown Castle (Subdivision Plan)**

- **Applicant: Crown Castle**
  - Location: 455 Hahn Road - Parcel ID# 140-13-00-0012-05 - R-1 Zoning District
- Mr. Coldren made a motion to approve the Crown Castle Subdivision Plan contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 14, 2016. The motion was seconded by Mr. Stewart.  
Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut

- 3. Application #2016-0017 - Crown Castle (Site Plan)**
  - **Applicant: Crown Castle**
  - Location: 455 Hahn Road - Parcel ID# 140-13-00-0012-05 - R-1 Zoning District

Mr. Krut made a motion to approve the Crown Castle Site Plan contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 14, 2016. The motion was seconded by Mr. Stewart.

**Aye:** Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut
  
- 4. Application #2016-0019 – Overlook P.R.D. (Master Plan Revision)**
  - **Applicant: Overlook at Southpointe, LLC**
  - Location: Angerer Road - R-1/PRD Zoning District

Mr. Coldren made a motion to approve the Overlook P.R.D. Master Plan Revision contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 15, 2016 and comments from the Cecil Township Zoning Office. The motion was seconded by Mr. Stewart.

**Aye:** Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut
  
- 5. Application #2016-0020 – Overlook Phase 5 (Revised 38 Lot Subdivision/Land Development)**
  - **Applicant: Overlook at Southpointe, LLC**
  - Location: Angerer Road - R-1 Zoning District

Mr. Coldren made a motion to approve the Overlook Phase 5 Revised 38 Lot Subdivision/Land Development Plan contingent upon the completion of the items listed in The Gateway Engineers' letter dated June 15, 2016 and comments from the Cecil Township Zoning Office. The motion was seconded by Mr. Stewart.

**Aye:** Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut
  
- 6. Application #2016-0022 – Southpointe Medical Associates (Conditional Use)**
  - **Applicant: Southpointe Medical Associates L.P.**
  - Location: Southpointe Boulevard - SD Zoning District

A presentation was made by the applicant. Questions and comments were entertained from interested parties.

Mr. Krut made a motion to deny the Southpointe Medical Associates Conditional Use request. The motion was seconded by Mr. Coldren.

**Aye:** Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Krut
  
- 7. Application #2016-0023 – Southpointe Medical Associates (Subdivision Plan)**
  - **Applicant: Southpointe Medical Associates L.P.**
  - Location: Southpointe Boulevard - SD Zoning District

Mr. Krut made a motion to deny the Southpointe Medical Associates Subdivision Plan. The motion was seconded by Mr. Coldren.

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

**8. Application #2016-0024 – Southpointe Medical Associates (Site Plan)**

- **Applicant: Southpointe Medical Associates L.P.**
- Location: Southpointe Boulevard - SD Zoning District

Mr. Krut made a motion to deny the Southpointe Medical Associates Site Plan. The motion was seconded by Mr. Coldren.

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

**9. Application #2016-0025 – Resitar Subdivision**

- **Applicant: Cecil Township**
- Location: Klinger Road - R-2 Zoning District

Mr. Krut made a motion to approve the Resitar Subdivision. The motion was seconded by Mr. Coldren.

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

**V. Ordinances and Amendments**

- No ordinances or amendments

**VI. Correspondence and Announcements**

- No correspondence

**VII. Discussion**

- No discussion

**VIII. Adjournment**

9:17 P.M.