

MINUTES
CECIL TOWNSHIP PLANNING COMMISSION
March 17, 2016 - 7:00 p.m.

I. Call to order

The Cecil Township Planning Commission met on Thursday, March 17, 2016, at 7:00 P.M. The members in attendance were as follows: Walter Krasneski, Joe Stewart, David Coldren, Jason Krut and David Martincic. Others in attendance included Dan Deiseroth from The Gateway Engineers, Bruce Bosle, Director of Zoning from Cecil Township, and interested parties.

II. Approval of Minutes

- February 18, 2016

Motion: Mr. Coldren

Second: Mr. Martincic

Aye: Mr. Krasneski, Mr. Coldren, Mr. Krut, Mr. Martincic

Abstain: Mr. Stewart

III. Old Business

- No old business

IV. New Business

1. Application #2016-0007 - Canonsburg Houston Joint Authority - Site Plan

- **Applicant: Wade Trim, Inc.**
- Location: 315 Curry Hill Road - R-1 Zoning District

Mr. Krut made a motion to approve the waiver request to the Cecil Township UDO Section 611 for stormwater detention requirements. The motion was seconded by Mr. Martincic.

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

Mr. Krut made a motion to approve the Canonsburg Houston Joint Authority Site Plan contingent upon the completion of the items listed in The Gateway Engineers' letter dated March 16, 2016. The motion was seconded by Mr. Martincic.

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

2. Application #2016-0008 - PDV Properties - Subdivision Plan

- **Applicant: Kerry Krider (HMT Engineering, Agent)**
- Location: 3232 Millers Run Road - C-3 Zoning District

Mr. Coldren made a motion to approve the PDV Properties Subdivision Plan. The motion was seconded by Mr. Martincic.

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

3. Application #2016-0009 - Strozza Subdivision Plan No. 2

- **Applicant: Kerry Krider (HMT Engineering, Agent)**
- Location: 390 Georgetown Road - R-3 Zoning District

Mr. Stewart made a motion to approve the Strozza Subdivision Plan No. 2 contingent upon the completion of the items listed in The Gateway Engineers' letter dated March 16, 2016. The motion was seconded by Mr. Martincic.

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

4. Application #2016-0010 - Fatigati Family Trust Subdivision Plan No. 1

- **Applicant: Kerry Krider (HMT Engineering, Agent)**
- Location: 200 Galati Road - R-1 Zoning District

Mr. Krut made a motion to approve the Fatigati Family Trust Subdivision Plan No. 1 contingent upon the completion of the items listed in The Gateway Engineers' letter dated March 16, 2016. The motion was seconded by Mr. Martincic.

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

5. Application #2016-0002 - Thomas S. DeBlasio Subdivision Plan No. 1

- **Applicant: Thomas S. DeBlasio**
- Location: Church Street - R-2 Zoning District

Mr. Stewart made a motion to approve the Thomas S. DeBlasio Subdivision Plan No. 1 contingent upon final review by The Gateway Engineers. The motion was seconded by Mr. Martincic.

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

V. Ordinances and Amendments

- Public Comment - A powerpoint presentation on communications facilities was made by representatives from Crown Castle.

Ordinance Amending Section 1212, Communications Antennas

Mr. Stewart made a motion to reject the proposed ordinance amending Section 1212, Communications Antennas. The motion was seconded by Mr. Martincic.

Aye: Mr. Krasneski, Mr. Stewart, Mr. Coldren, Mr. Martincic

No: Mr. Krut

Ordinance Amending Requirements for Distributed Antenna Systems

Mr. Krut made a motion to table the proposed ordinance amending requirements for Distributed Antenna Systems. The motion was seconded by Mr. Coldren.

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

Ordinance Amending Part 6 "Design Improvement Standards" and Part 13 "Off-Street Parking & Loading"

Mr. Stewart made a motion to approve the proposed ordinance amending Part 6 "Design Improvement Standards" and Part 13 "Off-Street Parking & Loading". The motion was seconded by Mr. Coldren.

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

Ordinance Amending Section 403, Conditional Use Approval

Mr. Stewart made a motion to approve the proposed ordinance amending Section 403, Conditional Use Approval. The motion was seconded by Mr. Krut.

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

Ordinance Amending Section 913, Procedures to Request Changes to Existing Land Use Categories

Mr. Stewart made a motion to approve the proposed ordinance amending Section 913, Procedures to Request Changes to Existing Land Use Categories. The motion was seconded by Mr. Krut.

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

Stormwater Management Ordinance

Mr. Coldren made a motion to approve the proposed Stormwater Management Ordinance. The motion was seconded by Mr. Stewart.

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

VI. Correspondence and Announcements

- No correspondence

VII. Discussion

- No discussion

VIII. Adjournment

9:02 P.M