

MEETING MINUTES
PLANNING COMMISSION
BOROUGH OF PARKESBURG, PA
THURSDAY, MARCH 28, 2024

MEMBERS PRESENT –

Todd Brade
Jennifer Mayo
Shelby Smith
Dave Bashore

OTHERS –

Joe Reali, Borough Manager
John Carnes, Jr., Esq., Borough Solicitor
Ed Van Arsdale, PE, Borough Engineer, Arro Consulting
Mr. Crapino, D.R. Horton, Inc., Developer
Nate Fox, Esq., Developer's Attorney, Obermayer
Keith Martin, Developer's Engineer, Howell
32 borough residents

Call to Order. Mr. Bashore called the meeting to order in the Borough Building at 7:00 p.m. A quorum of 4 of 5 members was present.

Approval of Minutes. Ms. Smith moved to approve the Minutes of the Commission's September 28, 2023, meeting. The motion was seconded by Mr. Brade and passed 4-0.

Review of Land Development Plan of EPC Holdings 584, LLC re: *Development of 30+/- acres at 200 North Church Street into a total of 130+ attached and semi-attached townhouses for residential use in the R-5 Residential District.*

General comments from Developer:

- * The developer is D.R. Horton, Inc., a public company founded in 1978 and headquartered in Arlington, Texas, with offices in 31 states, including 3 in PA (Harleysville, York and Sewickley). (NYSE: DHI) (from 9/28/23 PC meeting).
- * Horton has a conditional agreement of sale with Chrystal Springs to purchase a large portion of the property upon the Borough's approval and recording of a subdivision/land development plan (9/28/23).
- * Horton plans to develop 23 acres with 130+ attached/semi-attached townhouses, with a Homeowners Association agreement to be negotiated with the Borough, which it says would require no changes to or variances from the Borough's zoning code.
- * The townhouses would be 20' wide (selling in the low to mid-\$300,000s) or 24' wide (selling in the upper \$300,000s), include front-facing 1- and 2-car garages, and would have different elevations and architectural styles. The neighborhood would have sidewalks.
- * All roadways in the development zone would have a 32' cartway and a 50' right-of-way and would be dedicated to the Borough.

* Construction would begin about 7-8 months after the plan's final approval, with the townhouses being built in phases, a few clusters at a time.

* The stormwater management area would be located on the northwestern part of the subdivided property.

General comments from Developer (continued):

* A traffic study will be conducted after its scope has been approved by PennDoT.

* The developer expects to resubmit a by-right land development plan application, taking into account dozens of comments from the Borough Engineer and other officials, agencies and residents by June, at which time the Planning Commission will review and make appropriate recommendations to Borough Council.

General comments/questions from Borough officials and others:

* Would the developer be willing to preserve the original springhouse as a monument to the Borough's history? Mr. Caprino said he would look into it and try to preserve it (9/28/23 meeting).

* An escrow agreement, whereby the developer would deposit funds for public improvements, would have to be approved by the Borough as part of the plan.

* Would the developer be installing a traffic light at the existing entrance to the apartment complex and be willing to realign the intersection of Rte. 10 and Chapel Avenue as envisioned in the Borough's comprehensive plan? The developer said they would comply with PennDoT's highway occupancy permit.

* Would the developer be willing to install a walking trail or sidewalk out of the right-of-way along Rte. 10 to Chapel Avenue? The developer said they would comply with PennDoT's highway occupancy permit (9/28/23).

* There are concerns about the look and shape of the existing apartment buildings. The developer acknowledged the concerns. The Borough Engineer advised that the Borough would have to depend on the goodwill of the developer to make any improvements under existing regulations (9/28/23).

* Donald Cairns, the owner of the farm located to the north of this property, noted his concerns about trespassing onto his property and wondered if the developer would install a fence along the property line. The developer acknowledged Mr. Cairns' concern.

* Another resident noted that there may be bog turtles – known as a “critically endangered” species by the International Union for Conservation of Nature and covered under the Federal Endangered Species Act of 1973, as amended – in the designated stormwater management area. The developer took that under advisement.

At approximately 8:20 p.m., Mr. Bashore recessed the meeting to allow neighbors to exit, then called the meeting back to order.

Update on Desired Land Development Plan of VistaBlock, Inc. re: Development of 24.4 acres at 70 East Second Avenue (Stauffer Parcel) into 131 residential units (25 single-family houses plus 106 attached and semi-attached townhouses) in the R-2 Residential District.

Mr. Bashore advised that the Borough has received from the Chester County Planning Commission a draft of an amendment to the Borough zoning code that would create a new Traditional Neighborhood Development overlay in R-2 zoning districts that are greater than 20 acres. The draft is undergoing

internal review by the Borough solicitor and engineer and is expected to be made available to the public prior to it further discussion at the Planning Commission meeting on April 25.

Mr. Bashore then advised that the Borough had received the results of a survey of/by/for the residents of East Second Avenue regarding this proposed development, which included several questions, concerns and suggestions, primarily around the issues of traffic and pedestrian safety.

Some of the suggestions included retaining the current R2 zoning of the property (which would permit the construction of about 54 single-family houses; the installation of speed humps on East Second Avenue; sidewalks along Rte. 10; adequate landscape/fencing buffering from the new development; the desire for no rental or low-income units; limiting egress onto E. 2nd Ave. from the development; and minimizing lighting to prevent light pollution. The survey and results are available from the Borough Manager.

Old Business. None.

New Business. None.

Adjourn. There being no further business, Ms. Smith made a motion to adjourn the meeting. The motion was seconded by Mr. Brade and passed 4-0. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

/s/

Dave Bashore, Chair

(NOTE: *These minutes were approved 3-0 by Planning Commission on 4/25/24.)*