

Alsace Township Planning Commission Meeting

October 5, 2023

The Alsace Township Planning Commission Meeting was called to order at 7:00p.m. on Thursday, October 5, 2023 by Zack Moore, Chairman. Present were members Charlie Keller and Marybeth Butchko, absent were Brian Weidner and Nate Pletscher. Mike Reinert, Technicon and Township Engineer, was also present.

Approval of minutes: Motion made by C. Keller, seconded by M. Butchko, to approve the meeting minutes from July 6, 2023. All in favor, motion approved.

Subdivisions:

Metropolitan 10 LLC Rowe Tract Land Development Preliminary Plan: Chuck Frantz, Tim Kramer, Gregg Adelman, John Stuart and Matt Timochenko represented Metropolitan Dev. Group, prospective developers of the former Rowe tract, to present their revised plan. The current proposal is construction of six apartment buildings (condensed from nine) consisting of 94 one-bedroom and 98 two-bedroom (192) apartment units. Parking includes 294 spaces and 50 private auto-use-only garages. An additional 88 parking spaces could be added in the future, but presently the site is to remain in its current undeveloped condition. Mr. Frantz discussed the four variances sought and the outcome from the Zoning Hearing Board (ZHB) as follows: 1-Road access point separation reduced from 150' to 75', granted; 2- Driveway slope variance, granted as long as approved by emergency services as accessible; 3- Reduce parking ratio from three spaces per unit to 2.25, granted; 4- Steep slope disturbance, denied. It was noted that the current plan complies with the steep slope requirement as revised. Metropolitan is working with DEP for stormwater management and with Muhlenberg and Mount Penn for emergency services. The revised plan also includes placing the upper steep slope areas in a conservation easement. Resident Patricia Huck inquired as to land use and was given a copy of the proposed site blue print by the developer.

The Technicon letter dated September 25, 2023 addressed compliance with the Township's Zoning Ordinance, SALDO, and Stormwater Management Ordinance. A waiver letter was provided by the applicant dated October 5, 2023 for consideration by the Planning Commission. The letters were reviewed and Z. Moore moved to recommend approval to the Board of Supervisors for the following waivers:

1. Recommend approval of waivers for items #1, 2 & 6 as noted in the applicant's waiver letter. All of these waivers are related to zoning relief previously granted by the ZHB and/or inconsistencies between the SALDO and stormwater/Zoning ordinances. Motion made by M. Butchko, seconded by C. Keller. All in favor, motion approved.
2. Recommend approval of waiver for item #3 as noted in the applicant's waiver letter provided the applicant receives an easement from the neighboring sports complex property. Motion made by C. Keller, seconded by M. Butchko. All in favor, motion approved.
3. Recommend approval of waiver for item #4 of the applicant's waiver letter. Motion made by Z. Moore, seconded by C. Keller. All in favor, motion approved.

4. Recommend approval of waivers for items #5 & #1-2 (Stormwater) contingent upon approval of the NPDES permit by PADEP and the Township Engineer. Motion made by C. Keller, seconded by M. Butchko. All in favor, motion approved.

With no further business, C. Keller motioned to adjourn at 7:49 p.m., seconded by Z. Moore.

Marybeth Butchko, PC Secretary