

Minutes of the Regular Meeting
Of the South Park Township Planning Commission
South Park, PA 15129
October 25, 2023

Pledge of Allegiance

Notice to Attendees Notice was read by John Papinchak.

Roll Call

The meeting was called to order by John Papinchak.

Present: Patrick Sable, James Waychoff, Adrian Weil, Mark Depretis, John Papinchak and Cynthia Klein.

Absent: H. Russell Bracker

Also present were Thomas Bonidie, Code Enforcement Officer, Joseph Sites for the Township Engineer and Emily Bernhardt for the Planning Consultant.

Approval of Minutes

Motion was made by Ms. Klein, seconded by Mr. Weil to approve the minutes from the August 23, 2023 regular Planning Commission Meeting. All members voted aye. The motion is carried.

**Schreiber Consolidation Plan-
Minor Subdivision-
Preliminary/Final Approval**

Mr. Papinchak: We are here to discuss accepting preliminary and final application for a minor consolidation subdivision as being complete per the Subdivision Land and Development Ordinance. Do we have an applicant here for that? Can you step up to the microphone and please sign in and state your name?

Mr. Michael Schreiber, 6802 Vickers Drive: Good Evening everyone, Mike Schreiber located on Vickers Drive on the Broughton side of town. The reason I am here tonight, as you mentioned, to get three lots consolidated, three adjacent lots on Vickers Drive consolidated into one. My end goal here is to be able to put a shed on what's currently is a vacant lot, so trying to get that all consolidated. I had J. R. Gales come out and do the survey at the end of the month and get documentation out to Tom and his team.

Mr. Papinchak: Great, any comments or review from the Township Engineer?

Mr. Sites: Everything is in order; the plan is in order for consideration for approval.

Mr. Papinchak: Thank you, comments or review from the Planning Consultant?

Ms. Bernhardt: Based on the review, the submission is compliant with the Township Zoning Ordinance and we recommend approval.

Mr. Papinchak: Mr. Bonidie, any review or comments from the Township?

Mr. Bonidie: No comments.

Mr. Papinchak: Okay, Planning Commission any questions or comments?

Mr. Weil: You are just combining the three lots, correct?

Mr. Schreiber: Yes.

Mr. Weil: Okay, like just for your own personal, make it easier for you, right?

Mr. Schreiber: Yeah.

Mr. Weil: Okay, Thank you.

Mr. Schreiber: Thanks very much.

Mr. Papinchak: Anyone in the audience that would like to share anything, or ask any questions?

Ms. Unknown: Uh yes please.

Mr. Papinchak: Okay, could you please step up to the microphone, state your name and address and please sign in.

Mrs. Ashley Urlakis, 3060 Brownsville Road Ext., South Park: Hi I am Ashley Urlakis at 3060 Brownsville Road Extension. I just have a general question about how would I request an ordinance be reviewed and potentially modified?

Mr. Papinchak: Oh, I am sorry, that would be under other business, you are not asking a question about Mr. Schreiber's application?

Mrs. Urlakis: No, no sorry.

Mr. Papinchak: Oh okay, sorry we are discussing his application. Questions regarding ordinances, Mr. Bonidie, I believe that goes to the Supervisors, correct?

Mr. Bonidie: Yes, correct.

Mrs. Urlakis: Okay.

Mr. Papinchak: Sorry.

Mr. Bonidie: That is another request to Karen and the Board of Supervisors.

Mrs. Urlakis: Would I be able to send my request over? I have like a written request, in email? To South Park Township?

Mr. Bonidie: Yes.

Mrs. Urlakis: Okay, thank you. Sorry.

Mr. Weil: Great, thank you, no problem.

Mr. Papinchak: No problem, sorry for the clarification question. Alright, seeing there is no one else I the audience tonight to ask any questions, do we have a motion an a second?

Motion made by Mr. Waychoff, seconded by Ms. Klein, to accept this preliminary and final application for a Minor Consolidation Subdivision as being complete per the Subdivision and Land Development Ordinance. All members voted aye. The motion is carried.

Motion made by Mr. Weil, seconded by Mr. Sable, to recommend this application for preliminary and final approval for a Minor Consolidation Subdivision, identified as the Schreiber Consolidation Plan to be located at 6802 Vickers Dive. All members voted aye. The motion is carried.

Mr. Papinchak: Great, you will follow up with Mr. Bonidie, that's it.

Zoning Ordinance Amendment

Mr. Papinchak: Under our new business we have a Zoning Ordinance Amendment. To consider Planning commission comments as related to public review of advertised ordinance no. 715 to amend ordinance no. 556 ("zoning ordinance"), as amended, Article II: definitions, Article IV, R-1 low density single-family residential district, Article V: R-2 medium-density single-family residential district, Article VII: R-4 multifamily residential district, and to amend Article XVIII: Planned Residential Development (PRD) to maintain consistency with said updates.

Mr. Sable: Mr. Chair I move to Recommend.

Mr. Papinchak: Do you want to hear from the Planning Consultant?

Mr. Sable: Not really.

Mr. Papinchak: Okay, skipping over comments, before we make a motion.

Mr. Sable: No, I am only kidding.

Mr. Papinchak: We do have to call on the audience first. Does the Planning Consultant have any comments or review?

Ms. Bernhardt: We just wanted to mention that specifics of these sections that are affected by the nature of the updates are detailed in the amendment, the draft amendment. And we accept the clarification provided by the Board of Supervisors and recommend approval.

Mr. Papinchak: Thank you, does the Township Engineer have any review or comments?

Mr. Sites: No comments.

Mr. Papinchak: Mr. Bonidie, does the Township have any review or comments?

Mr. Bonidie: I just want to remind the audience that there is a public hearing scheduled for this ordinance November 13th at 6:30 p.m. in this same location.

Mr. Papinchak: Planning Commission, do you have any questions or comments for any of our participants? Do we have any one in the audience that would like to speak to the Zoning Ordinance Amendment?

Motion made by Mr. Sable, seconded by Mr. Waychoff, to recommend Zoning Ordinance Amendment No. 715, along with the October 9th, 2023 Board of Supervisors definition update to the Board of Supervisors. All members voted aye. The motion is carried.

Next Regular

TUESDAY, November 21, 2023 at 7:00 p.m.

**Meeting
Adjournment**

Motion was made by Mr. Depretis seconded by Ms. Klein to adjourn the meeting. All members voted aye. The motion is carried.

Time: 7:06 P.M.