

## SEPTEMBER 7, 2016

The September 7, 2016 Planning Commission Meeting was called to order at 7:33 pm. Those present were:

Samuel Miller	Chairman
John Lancaster	Vice-Chairman
Robert Walker	Member
Nicole McCabe	Member
Christopher Carroll	Member
Gilbert Silverman	Member
John Tierney	Member
E. Van Rieker	Zoning Officer & Planning Coordinator

### 1. Approval of Minutes of August 1, 2016

Mr. Miller noted that the minutes for the meeting of August 1, 2016 have not been prepared yet. Motion to defer action on those minutes until the October meeting was approved.

### 2. Report of Commissioners Meetings

Van reported that the report will be sent via e-mail.

### 3. Old Business

#### A. Cottage Avenue Project

Presentation from Metropolitan representative Paul Bauer and his team, Garrett Bergey and Scott Mill. Mr. Bauer stated that they are here to seek a recommendation for the preliminary subdivision to the Cottage Avenue subdivision plan that the planning commission has seen multiple times.

Mr. Rieker said we have the August 17 final item of the Conditional Use decision and the email exchanges that occurred today between Monica Wall, Sam Costanzo and others.

Mr. Bauer understands that the Conditional Use decision has been rendered by the Commissioners and sent to everyone for review.

Mr. Miller asked Mr. Bauer for a summary of the Conditional Use decision.

1. Site Rendering Plans – this shows one of the conditions of the Conditional Use of us (Metropolitan) overlaying and milling Cottage Avenue and taking care of Garfield Avenue as well.
2. Additional parking spaces along Cottage Avenue and horizontal spaces on Park Road were identified.
3. Record Plan has been submitted with the Land Development Plan
4. Demolition permits have been obtained from the township and we are in the process of demolishing the buildings.
5. Mr. Bauer showed several exhibits of the progress.

Mr. Miller noted that the email from Monica Wall to Sam Costanzo says that as long as the Planning Commission is willing to make as a condition of any action, compliance with our letters dated July 11 & July 27, 2016, we (T&M) would have no objection to the Planning Commission making a favorable recommendation tonight.

Mr. Miller asked commission for questions to Mr. Bauer and his team.

A member commented that there was a concern from Colorcon that the sound wall is too hard/dense.

Bauer team said they have to work out the specification and details to make sure it wasn't too dense.

Mr. Miller asked for a motion to recommend approval in accordance with the letters from T&M dated July 11 & July 27, 2016. Upon motion by Mr. Lancaster, seconded by Mr. Silverman, it was approved 7 - 0 with no discussion.

#### **4. New Business**

##### **A. West Point Parking Study**

Nicole, Gil, John and Van went on a walking tour of West Point on August 24, 2016. Gil and the committee noted several areas that are good candidates for additional parking.

1. Open field behind Church playground that is part of Church property. May be negotiated for parking use.
2. Ballfield in back of Church property. The committee questioned whether the property could be converted to parking while still maintaining some park area. Van didn't think there are any covenants on the property. Van spoke with Alex Kaker and confirmed that the field is used infrequently. Alex told Van there has been no previous conversation about diminishing role of that park. At this time, the township would not be inclined to reducing or eliminating the park unless there was no other way to assist West Point with parking. Van noted that we should proceed as if that park will remain a park within the township.
3. Pizza Time Saloon and Village Tea House have sought parking agreements with the Church. Pizza Time has an agreement with the Church to utilize @60 spaces of parking when it's not being used by the Church. An additional agreement by Meg Shafer Riley of Village Tea House to use 15 spaces of Church parking and share them with Pizza Time Saloon during daytime hours.
4. Gil noted that the winery already has plans to expand their parking behind their property, but it would be beneficial for their future to seek adjacent areas for more parking.
5. Van noted a request from Chris Boyd to permit weekend parking along Chestnut (Road between Jones & Garfield). The Fire Marshal has reviewed the request and has recommended against lifting the no parking, even on the weekends as it is a secondary street that may cause problems/limitations with emergency vehicles. Van expects the no parking ban to continue along the west side of Chestnut.
6. Committee observed that there is no sidewalk on the west side of Garfield and along West Point Pike in front of Pizza Time.
7. Nicole noted questions from the committee
  - o How much additional parking is needed?
  - o What is the capacity of retail space in West Point in terms of how many new businesses can come in?
  - o What are the peak times of parking usage?
8. Committee noted that crossing tracks is a safety issue.
9. John and committee noted that there are existing properties sitting idle that can possibly be used for parking in the evenings. There may be an opportunity to work with the property owners to secure additional parking. The committee discussed various properties and their uses in West Point, as well as open space.

10. Van noted that the committee should prepare recommendations to the Commissioners. We know the Church Trustees are willing to talk about some additional shared parking that would be built and owned/leased by the township. Estimate to be half to one acre of land.

Mr. Miller asked for a motion to defer a recommendation on this until next month when the report and minutes can be reviewed. The motion was approved.

Discussion: Van was asked if it would be necessary for us to take another look at anything we haven't given consideration to before.

Van said we should do a sketch and identify the capacity for the Church to provide some additional parking (behind play area). An inquiry should be made to the Myers family about possible use of their property. It was noted that property owners are limited as to what they can do with their properties due to parking and if they had more parking, would they have an alternate use and would it cause them to take some action which they otherwise may not take to further enhance the economics of the village.

Following the discussion, a second motion to defer recommendation was approved.

A request was made to Van to get the minutes prepared and distributed earlier.

#### **B. Proposed Draft Ordinance**

Van noted two items that the committee did not see last month.

1. There is a blank in Section 4 page 2 that would waive the 6' setback. The reason for no requirement of a setback is that this section stands for the proposition that there would be a cross or shared easement and the driveway would go back and forth between the shared properties.
2. Section 7 – Deemed Withdraw of Application. Van stated that it is an undefined area in municipalities planning code. To accommodate an applicant, the Zoning Hearing Board granted a 6-month extension. Upon expiration of the 6-month extension, the application is deemed withdrawn.

Mr. Miller asked for a motion to recommend approval of the proposed Draft Ordinance. Mr. Robert Walker recommended approval. Motion was approved by the committee for recommendation.

Gil noted that as he is the Planning Commission representative on the study of the need assessment for the new rec center, that the comprehensive study is complete and will be presented to the Commissioners on the 24<sup>th</sup> at a working session.

#### **5. Public Comments**

There were no Public Comments

#### **6. Adjournment**

Mr. Miller asked for any further questions or comments. Upon hearing none, a motion was made to adjourn. The motion was seconded and it passed unanimously.

Planning Commission

September 7, 2016

Respectfully submitted

John Klein  
Secretary