

JANUARY 6, 2022
WRIGHT TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING

CALL TO ORDER

ROLL CALL: D'ANGIO, GOYNE, HOLLANDS, HOLLOCK, UROSEVICH

HILLCREST ESTATES/Preliminary-Final Major Subdivision Motion for conditional approval or disapproval of Hillcrest Estates/Preliminary-Final Major Subdivision.

MOTION TO APPROVE OR DISAPPROVE:

WAIVER #1:

131-605.J(2) – This is a requirement to have the area at the end of each cul-de-sac free from driveways for the width of the cartway extended through the run-around area of the cul-de-sac. We request a waiver for Lot 21 to have a driveway within the extended cartway of the Olivia Way cul-de-sac.

We have revised the arrangement of the Austin Lane cul-de-sac to comply.

DEVELOPER JUSTIFICATION:

- a. This section appears to intend that adequate area be maintained opposite the throat of the cul-de-sac for maintenance activities such as snow plowing;
- b. The original approved Plan does not meet this requirement and proposed “snowplow lanes” in alternate areas of the cul-de-sac;
- c. A snow storage easement has been provided that are respective of an efficient lot layout at the end of each cul-de-sac, meeting the intent of this section. This is between the driveways of lots 20 and 21; and
- d. The roadways are intended to remain private and not maintained by the Township.

MOTION TO APPROVE OR DISAPPROVE:

WAIVER #2:

131-503.A(10) – This is a requirement for the applicant to submit planning elements along with the application, including, including a Site Context Map, an Exiting Resource and Site Analysis Plan, and a Preliminary Resource Impact and Conservation Analysis.

DEVELOPER JUSTIFICATION:

- a. We include most of these elements in our plan set, but they are a tool for planning purposes, and the site improvements of the project have already been constructed, negating the reason to develop such maps and plans; and
- b. We have provided previously approved “Sanctuary Land Development” plans that generally included the requirements for each of these plans and analysis.

MOTION TO APPROVE OR DISAPPROVE:

WAIVER #3:

131-605.J(1) – This is a requirement for driveways not to be within 50 feet of any intersection and for driveways not to be within 10 feet of a property boundary.

We have adjusted all driveways to complete with the 10-foot offset requirement.

We are requesting a waiver for the centerline of the driveways of Lots 25, 51, 52, 61 and 74 to be within 50 feet of the nearest ROW line of an intersection. We have adjusted lots 26, 60 and 67 to be in compliance.

DEVELOPER JUSTIFICATION:

- a. Several units approved with the original Plan including associated infrastructure are installed within 50' of the project intersections;

- b. The proposed driveway configurations will not create adverse traffic conditions as all intersections are stop controlled with speed limits appropriate for local roads;
- c. The lots all meet the minimum zoning requirements for lot frontage and lot width, and this section would unduly increase the minimums in the zoning ordinance; and
- d. With respect to the 50' distance requirement between driveway centerlines and intersection road ROW's: Driveway locations of lots 26, 60 and 67 can be adjusted to ensure maximum practical compliance with the Ordinance, leaving only lots 25, 51, 52, 61 and 74 as non-compliant.

MOTION TO APPROVE OR DISAPPROVE:

WAIVER #4:

131-605.E(3)(b) – This is a requirement for all lots fronting on the arc of a cul-de-sac street to have a frontage as measured along the length of the arc which results in a minimum chord length of 75 feet.

We have eliminated a lot at the end of August Lane, bringing the number of lots on each cul-de-sac down to four. Lots 19, 22, 39 and 42 all have frontage outside of the “bulb” of the cul-de-sac, and therefore do not require a waiver from this requirement. We are requesting a waiver for Lots 20, 21, 40 and 41 to have less than a 75-foot chord length. These lots have the following chord lengths for the 40' radius ROW and a typical 50-foot radius ROW.

LOT #	Proposed 40-foot Radius ROW Chord Length	Typical 50-foot Radius ROW Chord Length
20	39.36'	49.00'
21	47.32'	59.04'
40	52.96'	66.20'
41	43.94'	60.99'

DEVELOPER JUSTIFICATION:

- a. The proposed lot arrangement reduces the number of units located on Austin Lane (7 approved/4 proposed) and Olivia Way (6 approved/4 proposed) as compared to the approved Plan;
- b. This requirement would result in only two (2) lots being permitted on each cul-de-sac;
- c. This requirement is in direct conflict with the minimum lot width (60') requirement listed in the zoning ordinance. In addition, the minimum lot width is measured at the minimum front yard setback line, therefore on a cul-de-sac this results in a smaller length than said minimum at the right-of-way;
- d. This requirement is made further restrictive by the unique right-of-way required (6" behind back of curb) to retrofit this particular development to a fee-simple proposal; and
- e. We have proposed to eliminate a lot to reduce the number of lots requiring the waiver, and to limit the number of lots with any frontage on the “bulb” of the cul-de-sac to four.

MOTION TO APPROVE OR DISAPPROVE:

WAIVER #5:

131-304.A – This is a requirement for major subdivisions and land developments to go through preliminary approvals prior to final approvals. We are seeking to obtain preliminary and final approval together.

DEVELOPER JUSTIFICATION:

- a. This project is not intended to be Phased. A phased plan would result in the need for separate Final Plans and a corresponding staging of improvements. These Final Plans would each need to be individually recorded, and possess improvements guarantees specific to each;

- b. The improvements that would typically need to be secured, whether the project is phased or not (public improvements) have already been installed, negating the need for significant amounts of financial security associated with the development of this size; and
- c. Financial guarantees will be provided to the Township in a form acceptable to the Township Solicitor for any public improvements needing to be secured as reviewed by the Township Engineer.

COMMENTS FROM THE PUBLIC:

ADJOURNMENT