

The Council of the Borough of Plum held a public hearing on Monday, May 4, 2015 at 6:30 p.m. at the Plum Borough Municipal Building, 4575 New Texas Road, Plum, PA 15239. The purpose of the hearing was to discuss and take comment on the proposed Autumn Ridge Development to be located off of New Texas Road between Mallissee Lane and Mallissee Road.

Solicitor, Bruce Dice stated the Planned Residential Development of Autumn Ridge will be situated on 36.5 acres and will have 78 single family homes. The current zoning classification is R-1 Suburban Residential.

Chris Kerns of Eco Land Solutions, LLC and principal engineer explained there will be 2 units per acre and 10.5 acres of open space which will be owned by a homeowners association. Mr. Kerns said the minimal lot area is 8,000 sq. foot with the average being 11,300. The plan will be similar to the Highlands Plan.

Mr. Kerns said there will be a 40' buffer around the property, four storm water basins, sidewalks throughout the development and minimal tree clearing. Mr. Kerns stated that permit applications have been submitted to PennDot.

Robert Mitall, Borough Engineer, stated the Borough's planning commission tabled the application last Monday pending outcome of this public hearing.

Councilman Skip Taylor expressed concerns about water run-off. Mr. Mitall said they have not reviewed the entire storm water report at this time.

Councilman Mike Dell asked if there were any line of sight issues. Mr. Kerns said there were some concerns and they were working with a resident to trim hedges down and that the sight distance exceeds PennDot requirements in another area.

Councilman, Dave Vento inquired about filling a stream bed with rip-rap. Mr. Kerns said the percolation rate did very well.

Mike Gorman of 3797 New Texas Road stated he resides directly across from Mallissee Lane and has previously had flooding problems. Mr. Gorman said that when there are storms the catch basins fill with rocks and get blocked, causing the water to overflow and floods his property. Mr. Gorman said the State put a curb across his property frontage which has helped.

Stella Wagasky of 3917 New Texas Road lives along Plum Creek. Ms. Wagasky stated when it storms, the water runs down across her property. Ms. Wagasky is concerned she will be flooded more frequently with a new development.

Linda Smith of 3749 New Texas Road expressed concerns about flooding. Mrs. Smith's property has been flooded several times due to a failed catch basin and water run-off.

Valerie Yockey of 945 Mallissee Road asked several questions about the proposed development. Mrs. Yockey asked where the entrance would be; will there be an easement across Mallissee Lane; will there be a buffer between old and new homes; how will the drainage, mine fan and existing wetlands be addressed.

Mr. Kerns said that a mining engineer looked at the mine fan, it was recommended not to build over it so two lots will be left and the shaft has been filled in. Mr. Kerns stated that there will be approximately 300' between this area and existing homes. Mr. Kerns said that surface run off is a concern that is why they will have four inlets, one in each corner.

Robert Briggs of 1009 Mallissee Road said there is a gas line that runs through the property which is in bad shape. Mr. Kerns said they have contacted the gas company and the line will be taken care of. There is also a water tank that will be dismantled.

There being no further comments, the hearing adjourned at 7:10 p.m.

Maria Gingery  
Assistant Borough Secretary