

The Council of the Borough of Plum held a public hearing on Monday, August 3, 2015 at 6:00 p.m. at the Plum Borough Municipal building, 4575 New Texas Road, Plum, PA 15239.

Solicitor, Paul Zavarella explained this is a public hearing to take comments on a final subdivision and final land development approval for FS-04-15 and possible modifications to PRD-01-04R, for the Oakmont Heights PRD.

Mike Wetzel of Victor-Wetzel Associates was present representing Plum Property Associates. Mr. Wetzel said the site was formerly approved as Chambord Estates in 2007. It was approved for 157 units which included duplexes and townhomes. Mr. Wetzel said he was here tonight for Phase I which will include 78 carriage homes. The remaining townhomes will be in Phase II. Mr. Wetzel explained that since 2007 the coal has been removed, a lot of grading was done at that time for the roads. Mr. Wetzel said the same access roads will be used.

Mr. Wetzel stated this is a private community, with the home owners maintaining all roads and storm sewers through the home owners association. In addition, lawn cutting, leaf pickup and snow shoveling will be included. Since it is a private community, they are requesting the following modifications in terms of street widths:

Clubhouse Circle – Two way road system requires 24' width, requesting 20' wide

Clubhouse Circle – One lane road requires 20', requesting 16' width

Clubhouse Drive – Requires 24', requesting 20' wide

Cabernet Court – Requires 24", requesting 20' wide

Mr. Wetzel said there are several reasons for their request. Mr. Wetzel said that narrower roads create traffic calming and it will be less expensive for the home owners association to maintain. There will be no parking along the streets. Each unit has a two car garage and two car parking on the driveway. There is also designated visitor parking areas within the site.

Mr. Vento inquired about the size of the cul-de-sac. Mr. Wetzel said they are standard size. Dave Soboslay, Planning Director said the standard requirement is 40'.

Mr. Szarmach asked why the name was changed from the original plan. Mr. Wetzel did not know why the name of the development was changed.

Mr. Dell expressed concerns about moving trucks coming in and the width of the streets. Mr. Dell asked how emergency vehicles would get through. Mr. Wetzel said he understood Mr. Dell's concerns for this reason they are willing to go half way. Instead of a 20' width it would be increased to 22'.

Mayor Hrivnak stated the Borough has these widths in place for a reason. Mayor Hrivnak said over the years, residents who reside on private roads come forward requesting street acceptance by the Borough. Messrs. Szarmach and Vento agreed that going with standard roadways was in the best interest of the community.

Mr. Wetzel doesn't want to hold up this plan, the developer is eager to get started. Mr. Wetzel said that if the Board wants the standard street widths then they will move forward with the required dimensional standards for all roads and cul-de-sacs.

Mr. Wetzel asked for approval of the plans contingent upon the adjustment of the final plans to reflect the required roadways.

Mr. Doyle inquired about a municipal authority issue. Mr. Soboslay said we received a letter from the municipal authority recommending that the plan not be approved simply because there is not an agreement with them regarding public water. Mr. Soboslay stated the Planning Commission made a recommendation to Council that it be approved contingent upon that issue being worked out to the satisfaction of the Borough Engineer and municipal authority.

With there being no further comments, the hearing concluded at 6:18 p.m.



Maria Gingery
Assistant Borough Secretary