

# BOROUGH OF TATAMY PLANNING COMMISSION

Tuesday, 14 January 2025 7:00 PM  
Tatamy Borough Municipal Building  
Lower Level  
423 Broad St.  
Tatamy, PA 18085



## Tatamy Borough Planning Commission Meeting

### **CALL TO ORDER**

Borough Manager Saginario called the meeting to order at 7:00PM.

### **Roll Call**

The following members were present at the meeting: Member Heidi Benson, Member Melissa Davis, Member Dan Dewey, Member Michael Lester, Member Tim Frey, and Alternate Member Louise Schomp Smith. The following Borough Administration were present at the meeting: Borough Manager Mark Saginario, Office Administrator/PC Secretary Kellie Nolder, Borough Solicitor Peter Layman, Borough Engineering Representative Jim Milot, and Zoning Officer Kathy Vossough. Mayor James Pallante was excused from the meeting. Two representatives from Tuskes Homes and three representatives from Chrin. The following residents were present at the meeting: John & Diane Ricker (605 Hobson St.), Marissa Reed (605 Hobson St.), Carol Miller (550 Hobson St.), Cookie Knauss (604 High St.), Alice Fulmer (552 High St.), Amy Knauss Edelman (604 High St.), Deborah Frace (534 Broad St.), Wade Sandt (508 High St.), Brian Myszkowski (339 Sesame St.), Jeff & Mindi Klotz (627 Hobson St.), Zach Albert (333 2<sup>nd</sup> St.), Rob Wagner (745 Chief Tatamy St.), Bob Hayes, and Kim & Kathlee Albert.

### **Reorganization of Planning Commission**

#### **a) Election of Chairman-**

Member Lester nominated Member Frey as the Chairman. Member Frey nominated Member Lester for the Chairman. The committee voted for Member Frey to be Chairman; the votes were unanimously.

#### **b) Election of Vice Chair-**

Member Benson nominated Member Davis as the Vice-Chairwoman. Member Dewey nominated Member Lester as the Vice-Chairman. The committee voted for Member Davis to be Vice-Chairwoman. 3 Ayes (Benson, Frey, Lester) 1 Nays (Dewey).

#### **c) Appointment of Solicitor-**

Member Davis makes a motion to appoint Peter Layman as Solicitor. Member Dewey seconds this motion. Motion passes unanimously.

### **READING, AMENDING & APPROVAL OF AGENDA**

Member Benson makes a motion to approve the agenda. Alternate Smith seconds this motion. Motion passes unanimously.

### **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

Member Dewey makes a motion to approve 12 November 2024 Meeting Minutes. Member Lester seconds this motion. Motion passes unanimously.

### **COURTESY OF THE FLOOR**

None

## PLANNING COMMISSION AGENDA

### NEW BUSINESS

- a) Charles Chrin Commerce Centre, Presented by Langan Engineering
  - I. Sketch Plan

Chrin representatives showed the sketch plan to the Planning Commission members, had an open discussion about the plan. The zoning issues of the plan have been in front of Tatamy Borough and Palmer Township Zoning Hearing Boards, with a continuous in February. Chrin applied for a permit to PennDOT. The sketch plan is proposed for 6 buildings. The committee had an open discussion and said their concerns. Borough Engineering Rep Milot says his concerns with the Sketch plan to Chrin's Reps.

### IN PROGRESS BUSINESS

- a) Village at Hobson Square SALDO Submission by Pidcock Co, C/O Tatamy Farms LLC- Tuskes representatives explained the to the committee and residents, the development is going to have 45 total homes. Curbing will be on both sides of 5<sup>th</sup> Street and 6<sup>th</sup> Street. There was an open discussion on curbing, stop signs, and sidewalks. Some residents spoke on their concerns on parking, curbing, sidewalks, and access into the development. The Fire Chief raised concerns at the closing of the meeting pertaining to Tatamy Borough Fire Truck turning radius on Empire Court and expressed their concern that they were not specifically asked about their concerns. It was noted that plans were supplied to the Fire Department prior to the meeting and the Fire Chief stated that he did not have time to review them. Furthermore, there were no details forwarded to the office to be relayed to the Planning Commission. The Borough Administrations will have a meeting with Tuskes, Borough Engineering and the Fire Department to discuss more in depth of the Fire Department concerns.

1. SALDO Section 154.046.(D) – Waiver from requirement to submit a Final Plan after approval of a Preliminary Plan.

Given the straightforward scope of the site design, and the intent to not provide any Phased plans, the requirements for Preliminary and Final Plans can be addressed in a single, combined Preliminary/Final Plan Submission.

Member Dewey makes a motion to approve Wavier 1. Member Beson seconds this motion. Motion passes unanimously.

2. SALDO Section 154.158.(F).(1). – Waiver from Minimum Centerline Radii for Horizontal Curves.

Empire Court requests a waiver of the 150 feet required minimum radius for a proposed 125 feet radius curve. The existing configuration of the property and the intended design of Hobson Street lends itself to creating a tighter radius curve so that Lot 39 provides adequate depth for a normal house footprint. Signage has been provided for 20 mph speed limit which, according to AASHTO calculations, requires only a 115 feet minimum radii curve.

Member Lester makes a motion to approve Wavier 2. Member Benson seconds this motion. Motion passes unanimously.

## PLANNING COMMISSION AGENDA

3. SALDO Section 154.158.(F).(4). – Waiver from 36-foot cartway width (with two ten-foot traffic lanes and two eight-foot paved pull off lanes/shoulders).

We request a waiver of this section regarding the cartway width of local streets, as a 30-foot cartway width is proposed to be consistent with surrounding road networks associated with the adjacent residential developments.

Vice-Chairwoman Davis makes a motion to amend Wavier 3 to 5<sup>th</sup> St. & 6<sup>th</sup> St. with Parking lines and double yellow line. Member Lester seconds this motion.

Motion passes 4-1.

Ayes: Frey, Davis, Lester, Benson

Nays: Dewey

4. SALDO Section 154.158.(F).(7). – Approaches to intersections shall have a leveling area not greater than 5% for 25 feet (local street).

The existing 6<sup>th</sup> Street approach to Hobson Street does not provide a leveling area as required by ordinance. The design does not change grade in this area therefore we request a waiver due to the existing configuration of the streets. Any modifications to the grades would require significant grade changes to the existing residential yards in that area.

Member Lester makes a motion to approve Wavier 4. Alternative Member Smith seconds this motion.

Motion passes 4-1.

Ayes: Frey, Davis, Lester, Benson

Nays: Dewey

5. SALDO Section 154.158.(K).(2).(b). – The finished street surface shall be crowned.

The proposed design maintains the existing 6<sup>th</sup> Street approach to Hobson Street and connection to the existing driveway. A crowned roadway section would create a steeper approach from 6<sup>th</sup> street to Hobson Street or create a steeper driveway for the existing resident. A waiver is requested to provide a reverse crown to match the existing grade. The transitions in and out of the reverse crown are based upon AASHTO calculations.

Member Lester makes a motion to approve Wavier 5. Vice-Chairwoman Davis seconds this motion.

Motion passes unanimously.

## PLANNING COMMISSION AGENDA

6. SALDO Section 154.160.(C). – The average depth-to-width ratio of a lot shall generally not be greater than 3 to 1.

We request a waiver of this section as the existing location of Hobson Street on the east side and west sides of the property set the depth of the lots to the north. These lots are located within the R2 district and therefore twin homes are provided, in accordance with ordinance, which generally have a greater depth-to-width ratio as they only have one side yard.

Member Benson makes a motion to approve Wavier 6. Member Dewey seconds this motion. Motion passes unanimously.

7. SALDO Section 154.162.(K).(2).(d). – The emergency spillway shall be a minimum of two feet below the adjacent berm elevation.

We request a waiver of this section for an emergency spillway with a depth of 1-foot, due to the property constraints of where the basins are located. Calculations are provided demonstrating the emergency spillway function adequately with at least 6” of freeboard in accordance with Section 307.H of the Bushkill Creek Act 167 Stormwater Management Plan.

Member Dewey makes a motion to approve Wavier 7. Member Lester seconds this motion. Motion passes unanimously.

8. SALDO Section 154.162.(K).(3). – The slope of the detention basin embankment inside slope shall be 4 horizontal to 1 vertical.

A waiver is requested for a slope of 3 horizontal to 1 vertical due to the property constraints of where the basins are located. A 8-foot wide, 10 horizontal and 1 vertical slope, maintenance ramp is provided in each basin if needed. It is also noted that the basins will be owned and maintained by a Homeowners’ Association rather than being dedicated to the Borough.

Vice-Chairwoman Davis makes a motion to approve Wavier 8. Member Benson seconds this motion. Motion passes unanimously.

9. SALDO Section 154.162.(K).(5). – The slope of the basin bottom shall be 2%.

A waiver is requested for flat bottom for Basin ‘A’ as this basin will be a permanent wet pond, used for water quality volume irrigation.

Member Lester makes a motion to approve Wavier 9. Alternative Member Smith seconds this motion. Motion passes 4-1.

Ayes: Frey, Davis, Lester, Benson

Nays: Dewey

## PLANNING COMMISSION AGENDA

Member Dewey makes a motion to table Village at Hobson Square SALDO Submission by Pidcock Co, C/O Tatamy Farms LLC. Alternative Member Smith seconds this motion. Motion passes 4-1.

Ayes: Frey, Benson, Davis, Dewey

Nays: Lester

### CORRESPONDENCE VIA EMAIL

Proposed 5<sup>th</sup> & 6<sup>th</sup> Street Draft Construction

### GOOD of the ORDER / COURTESY OF THE FLOOR

#### ➤ Current Time Limit Expiration

- 3 Mar. 2025 - Village @ Hobson Square Land Development

The next meeting will be held on 11 February 2025 @ 7:00 PM

### ADJOURNMENT

Vice-Chairwoman Davis makes a motion to adjourn the meeting. Member Benson seconds this motion. Motion passes unanimously.

Chairman Frey adjourns the meeting at 9:19PM.